



£349,950

At a glance...



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**holland
& odam**

11 Vestry Road
Street
Somerset
BA16 0HY

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceed along the High Street and upon reaching Living Homes, turn left into Vestry Road. The property will be found short distance on the left hand side after the turning for the car park and will be identified by our for sale board.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Convenient location! The property is situated in one of the oldest parts of the town within a level walk of the shopping facilities in the High Street and Clarks Village with its complex of factory shopping outlets. Street also offers a good range of sporting and recreational facilities including both indoor and outdoor swimming pools, tennis, bowls, football, cricket etc., and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells is 8 miles. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is 12 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

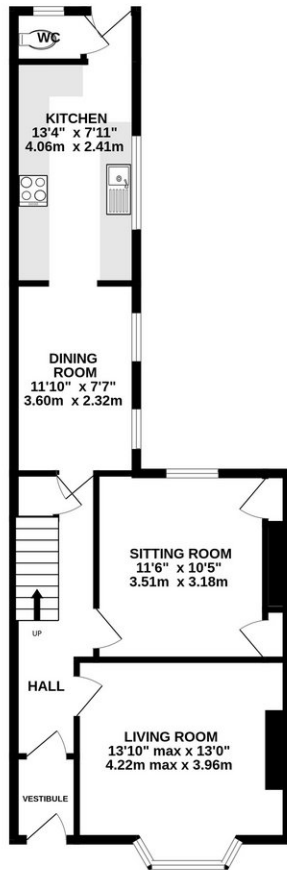
Insight

This most attractive semi-detached Victorian home is sure to be popular. Beautifully presented and neatly maintained the accommodation is both versatile and well-proportioned throughout. Boasting three reception rooms, three bedrooms and a large attic room, this comfortable home is ideally suited to modern day living being tastefully modernised over the years to complement its character features, which include flagstone floors, fires, wooden floorboards, wooden panelled doors and exposed stone walls.

- Beautifully appointed kitchen enjoying a range of units including a pull-out larder, deep pan drawers and built-in appliances including an oven, microwave oven, fridge, freezer and washing machine.
- The dining room and kitchen together provide a charming social space with exposed stone walls in the dining room and a stable door from the kitchen out to the garden.
- Boasting two further reception rooms, both warm and inviting, the sitting room provides an open fire and bay window and the living room a wood burner and built-in cupboard recesses.
- This characterful home remains practical featuring a vestibule for coats and shoes, entrance hall with under stair storage, cloakroom and plantation shutter blinds to the front elevation windows.
- Affording three bedrooms; two large doubles, a single bedroom/study plus a large attic room with view of Glastonbury Tor.
- Stunning bathroom comprising traditional freestanding bath with wall mounted taps, a corner sink unit with cupboard beneath, separate shower and WC.
- Established and attractively landscaped garden comprising lawn, large patio, pond and pergola. Driveway and garage.



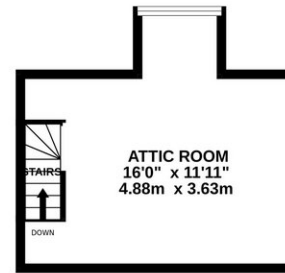
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



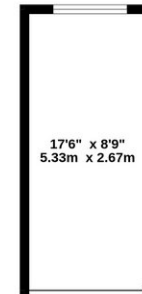
1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



GARAGE
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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