



£299,950

At a glance...



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**holland
& odam**

7 Smithfield Road
Street
Somerset
BA16 0RH

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street continue passing Abbey Garage on the left, shortly after which turn left into Stonehill and at the top of the hill, as the road bears left, turn right and continue taking the first exit at the roundabout into Brooks Road. Upon reaching Brookside School turn left into Smithfield Road. The property will be found on the left hand side and will be easily identified by our for sale board.

Services

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

For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Smithfield Road is a popular residential area on the southern side of Street near to attractive countryside including National Trust land, Ivythorn Hill. Street is a busy mid Somerset town famous as the home of Clarks Shoes, Millfield School and more recently Clarks Village shopping centre. Street provides primary, and secondary schooling, Strode Sixth Form College, theatre/cinema and two swimming pools, one of which is indoor. Street also offers an attractive shopping centre with High Street, Clarks Village and on the edge of town a Sainsbury. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are each within 28, 27, 20 and 55 miles distant respectively.

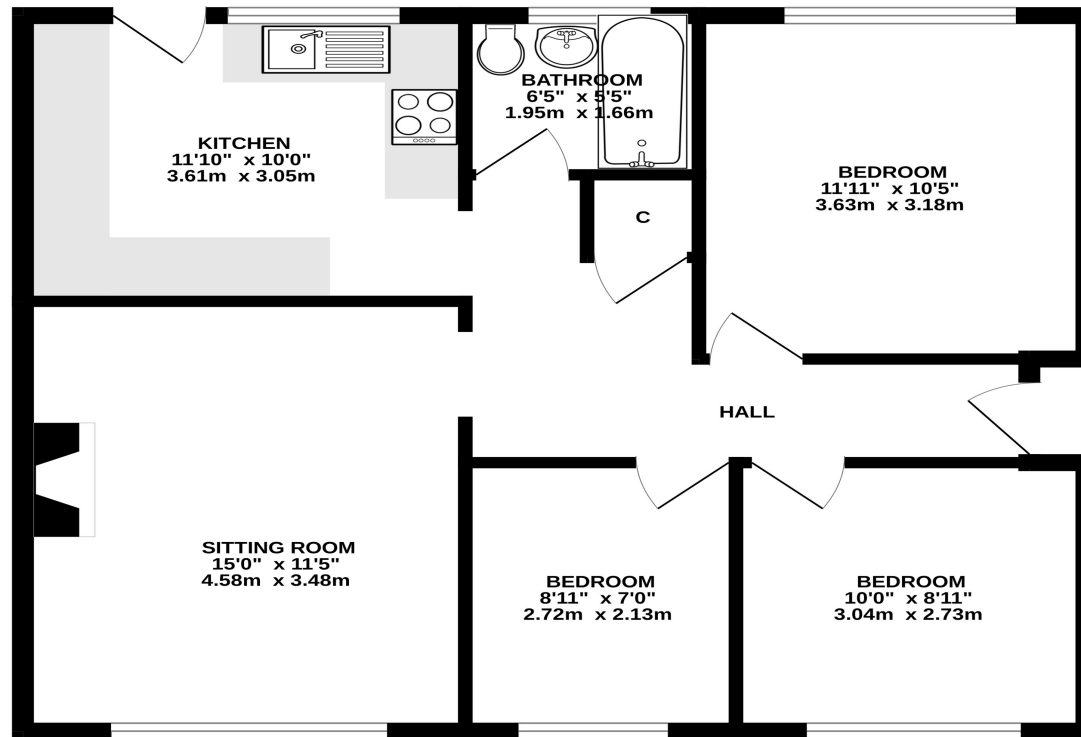
Insight

Nestled on a spacious corner plot near Brookside School, this neatly presented and tastefully decorated 3-bedroom bungalow offers an inviting blend of comfort and style. The thoughtfully designed living spaces are complemented by the bungalows prime location, ensuring easy access to local amenities while maintaining a quiet suburban ambiance.

- Inviting living room with a stylish fireplace, built-in shelves, large windows offering ample natural light, and elegant wood effect flooring
- Modern kitchen featuring sleek cabinetry, ample counter space, large windows for natural light, and stylish subway tile back splash, with space for under counter appliances and access to the rear garden
- Affording three bedrooms, including two well-proportioned doubles that are light and airy, providing comfortable and spacious living areas
- The family bathroom features a panelled bath with an overhead shower, a WC, and a wash basin, combining functionality with modern design elements
- The expansive rear garden features a mix of lawn, paved, and gravel areas, a raised deck ideal for dining and play, plus access to the driveway parking which leads up to the garage.
- To the front of the property, you'll find an easy-to-maintain area featuring gravel and a compact lawn



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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

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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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