



£285,000

At a glance...



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**holland
& odam**

96 Main Street
Walton
BA16 9QW

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed in a westerly direction on the A39 towards the M5 and Bridgwater. Walton is the first village. Pass a car dealers on the right hand side. The next landmark is the church. Pass Creeches Lane on your right hand side and the property will be found a short distance later also on your right and will be easily 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

Main Street is a central location within the small and popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

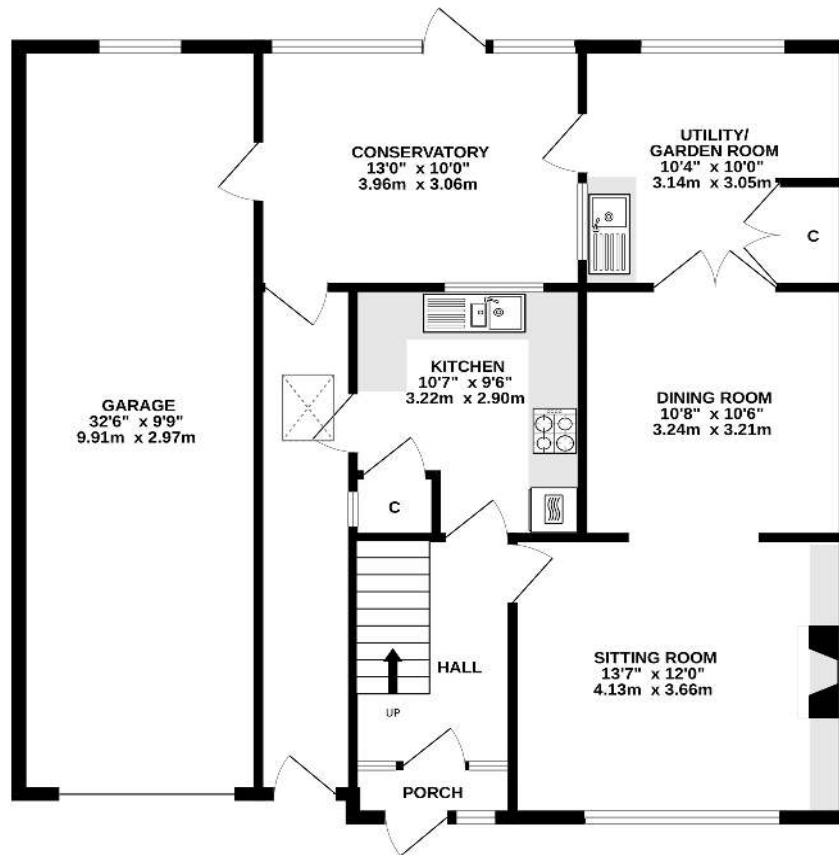
Insight

Available for the first time in over 40 years and with the benefit of no onward chain is this much loved mature three bed semi-detached house. There is certainly more than meets the eye here upon first glance and is the perfect opportunity for some looking to put their own stamp on a property. Early viewing is highly advised.

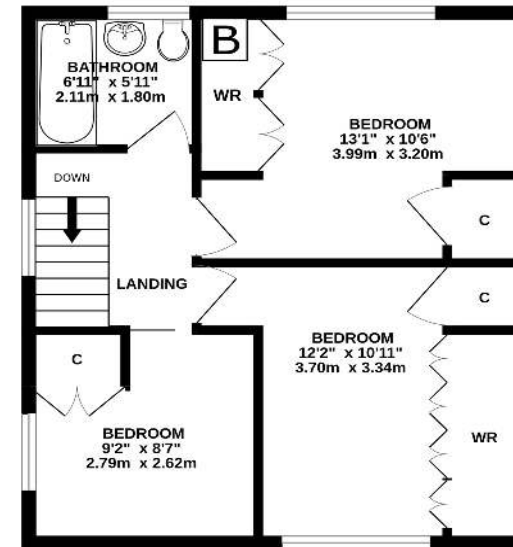
- Superb scope to extend subject to planning permission and necessary consents.
- Spacious, well-proportioned sitting/dining room, filled with natural light from the large front window with access out to the utility room beyond.
- The kitchen has been fitted with a range of wall, base and drawer units, integrated oven and hob, sink unit, useful pantry and space for undercounter appliances.
- Good size utility room which has a multitude of uses, currently fitted with sink unit and plumbing for washing machine and with built in storage space. A door gives access out to the conservatory.
- Affording three bedrooms; two would be considered generous sized doubles and both benefit from built in wardrobe/cupboard space.
- The property is serviced by the family bathroom which comprises bath with shower over, wash basin and WC.
- Boasting a fully enclosed rear garden, with raised patio extending from the rear elevation. Mainly laid to gravel and edged with established shrubs for ease of maintenance.
- To the front of the property driveway parking for multiple vehicles leads up to the fabulous sized garage which is fitted with an up and over door, power and light.



GROUND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.1 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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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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