



£299,950

*At a glance...*



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COUNCIL  
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**holland  
& odam**

4 Flotilla Promenade  
Street  
Somerset  
BA16 0GL

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

From the High Street, pass the Living Homes stores on your right and proceed for a further 500 yards, also passing Abbey garage on your left. On the right hand side you will see the turning for Bullmead Parade. Bear around to the right into Lime Tree Square and then left onto Couture Grove. Continue along and at the end of the road turn right in Flotilla Promenade and follow the road around to the right. The property 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.ofcom.gov.uk](http://checker.ofcom.gov.uk)

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold  
Estate/Management Charges £240 per annum.



## Location

The property is situated in the popular Houndwood development, located on the western side of the town, its centre offering a good range of shopping facilities including Clarks Village complex of factory shopping outlets. Street also offers recreational facilities including theatre, tennis, bowls, and both indoor and open air swimming pools. 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, and Taunton are within commuting distance.

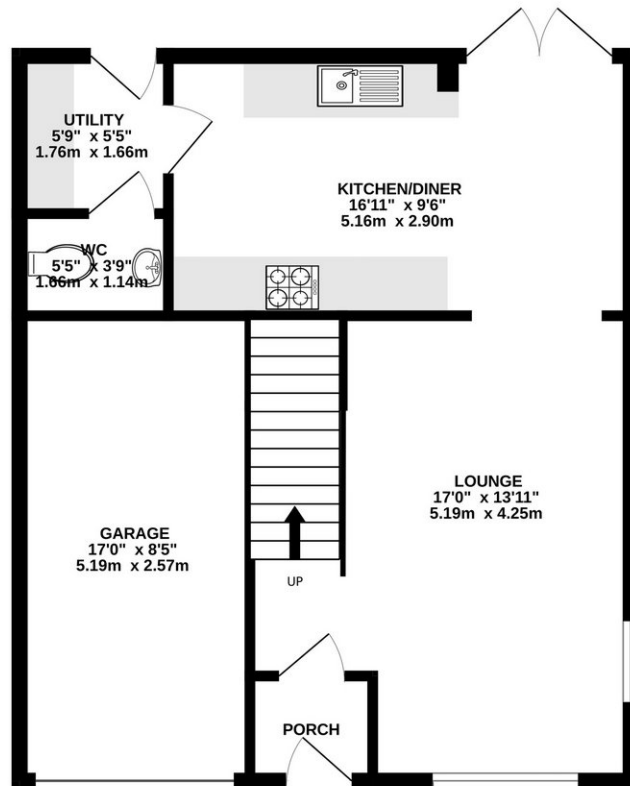
## Insight

Advantageously available with no onward chain a neatly presented and well maintained four bedroom terrace house on the popular Icon estate with allocated parking and rear garden.

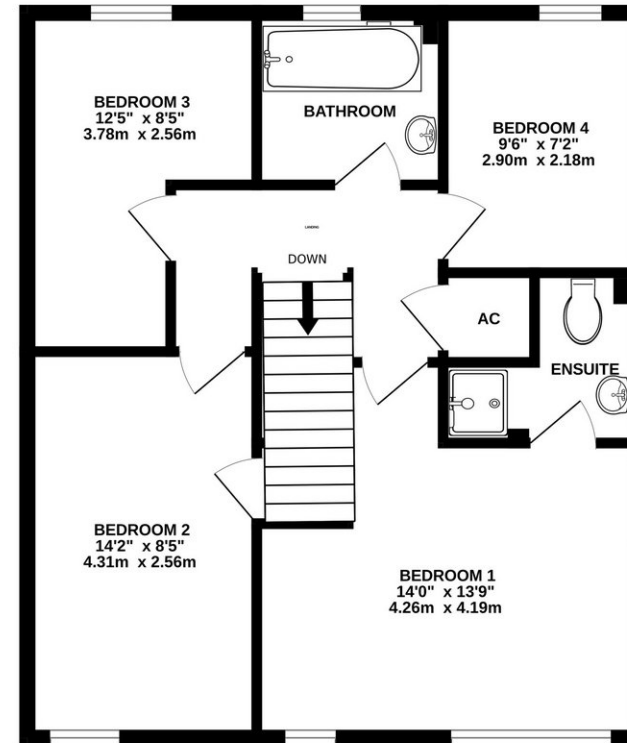
- Enjoying a bright and airy living room with floor to ceiling window to the front, stairs ascending to the first floor and opening through to the kitchen/diner.
- Modern kitchen/diner fitted with a range of wall, base, and drawer units, built in oven and hob, ample worktop surface and space for free standing appliances. Here French doors lead out to the garden.
- The utility room has a glazed door to the garden, houses the gas fired boiler and fitted with cream fronted floor units offering space for a washing machine and door to cloakroom with a white suite.
- Affording a generous size master bedroom which is flooded with natural light from the floor to ceiling windows and with the added benefit of an en suite shower room.
- Three further bedrooms, a double with full height window to the front and built in single wardrobe and two single bedrooms, both with windows overlooking the rear garden.
- Neatly presented family bathroom comprising panelled bath with shower over, wash basin and WC.
- Low maintenance, enclosed rear garden encompassing patio leading from the rear elevation, raised decorative planters, area laid to artificial lawn and decking.
- Parking for one vehicle can be found in front of the house and an integral garage. A further allocated parking space can be found a short distance from the property.
- Please note some of the photos were taken pre-occupancy.



GROUND FLOOR



1ST FLOOR



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**

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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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