

# High Street

Street, BA16 0EB

COOPER  
AND  
TANNER



## Asking Price Of £230,000 Freehold

This attractively presented and deceptively spacious cottage is conveniently situated for buyers wishing to take advantage of all the amenities of the High Street and Clarks Village, just a few moments away on foot. Offered with no onward chain and a generous rear garden.

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 3  1  1 EPC C

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### ACCOMMODATION:

Accessed at the front elevation, where the front entrance opens to a generous reception hall, offering space for coats and shoes, stairs rising to the first floor and door opening to the ground floor living accommodation. Contemporary oak doors are fitted throughout the property, to compliment the tasteful decor and modern fixtures. The spacious living room is naturally bright and includes a useful storage cupboard beneath the staircase. An archway leads through to the fabulous open-plan kitchen/diner at the rear, creating defined yet naturally flowing living spaces to suit modern preferences. The kitchen itself comprises a stylish range of wall and base level cabinetry, with worksurfaces and tile splashbacks over and a stainless steel drainer sink. The central heating boiler is discreetly housed and a fan assisted oven and ceramic hob are integrated. Ample room is provided for a large dining table to host family and friends. Moving to the first floor, you'll find a spacious landing area with fitted storage cupboard and loft hatch. Doors open to three good size bedrooms, including two large double rooms and a generous single. These are served by a beautifully appointed bathroom with a modern white suite comprising a shower over bath, pedestal wash basin and WC.

### OUTSIDE:

The rear garden is accessed from the kitchen/diner, via a uPVC double glazed door opening to a sheltered courtyard area, which provides the ideal spot for outdoor seating. A few steps lead up to the remainder of the sizeable plot, which is landscaped to provide useable recreation and planting space yet requiring relatively little regular maintenance. The

garden is fully enclosed by good quality close board fencing and block walls, making it both child and pet secure.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with one major provider, whilst Ultrafast broadband is available in the area.

### LOCATION:

Situated on the High Street, a the heart of Street. Within a short walk of convenience shops, whilst shoppers can enjoy the famous Clarks Village Factory Outlets and there is a wide choice of supermarkets and homewares stores within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town also has a variety of pubs and restaurants to suit most tastes, as well as picturesque walks nearby. Paddington Line rail service available in Castle Cary, approximately 25 minutes drive away and Bristol Airport is approx. 45 minutes by car, via M5 J23 (20mins).

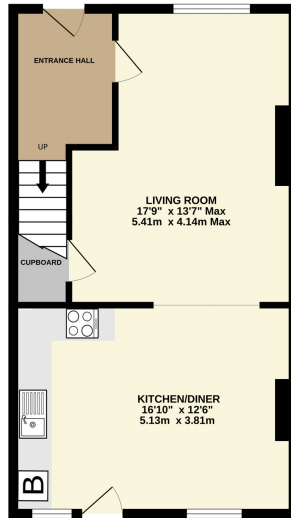
### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.

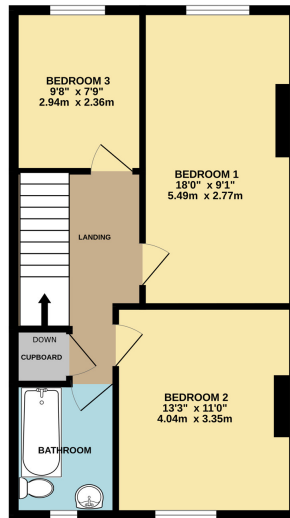




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1098sq.ft. (102.0 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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