

# Elgin Grove

Street, BA16 0FS

COOPER  
AND  
TANNER



## Asking Price Of £300,000 Freehold

A naturally light, beautifully presented and energy efficient home on this contemporary residential development, just a short walk from The High Street. This three double bedroom / two bathroom house also boasts a landscaped garden and roof terrace, and is offered chain free.

# Elgin Grove Street BA16 0FS

 3  1  2 EPC C

## Asking Price Of £300,000 Freehold

### ACCOMMODATION:

The property is entered at the front elevation, via a sheltered storm porch. Here a door opens into an entrance hall with space for coats and shoes, continuing to the naturally light kitchen/diner. This sociable area affords space for a dining table and a range of stylish fitted wall and base units with contrasting work surfaces and a one and a half bowl drainer sink. Our vendor has upgraded this room during their ownership and Integral appliances include a dishwasher, gas hob, cooker hood and electric oven. Further space is provided for a tall fridge/freezer and washing machine. Beyond this, a lobby area has stairs rising to the first floor, a large storage cupboard beneath and a door opening to the generous / wheelchair accessible cloakroom. The spacious living room is flooded with natural light, spans the width of the rear elevation and enjoys direct garden access, as well as ample space for a wide range of seating and additional dining furniture if required.

Moving to the first floor, you'll find loft access from the landing, as well as an airing cupboard and doors to all first floor accommodation. There are three excellent sized double bedrooms here, with fitted wardrobes to bedroom two and the principal suite enjoying direct access to both the roof terrace and an en-suite shower room. The other two bedrooms are served by the modern family bathroom, comprising of a white suite including pedestal wash basin, flush WC and bath with shower over. Buyers seeking a 'turn-key' home should look no further than this low maintenance and elegantly decorated property, that is now ready for its new owners with no onward chain.

### OUTSIDE:

These contemporary homes are known for their variety of outdoor spaces designed to take advantage of any sunshine at various parts of the day. The enclosed rear garden has been thoughtfully landscaped to provide a sociable and vibrant low maintenance space with mature shrubs and a pergola for added privacy. A generous first floor roof terrace then offers a fabulous spot for a morning coffee and an equally superb entertaining space to soak up the afternoon/evening sunshine. The larger than average garage is entered at the front elevation via an up and over door or at the rear where a pedestrian door opens from the garden. This provides obvious

potential for hobby/workshop space, as well as useful storage and secure parking. A good number of visitor parking spaces are also available opposite the property.

### 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 two major providers, whilst Ultrafast broadband is available.

### AGENTS' NOTE:

The property is subject to an annual management fee of £279.72 for July 2023 - June 2024.

### LOCATION:

Located within the highly popular Icon development which boasts pedestrian walkways, open spaces and wide boulevards and is within easy walking distance of the town centre. Secondary education is provided locally by the renowned Millfield Senior School, Crispin School and Strade College. Shoppers enjoy the added bonus of Clarks Village Factory Outlets within a short walk and there are a variety 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 has a good selection of pubs and restaurants to cater for most tastes.

### 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.







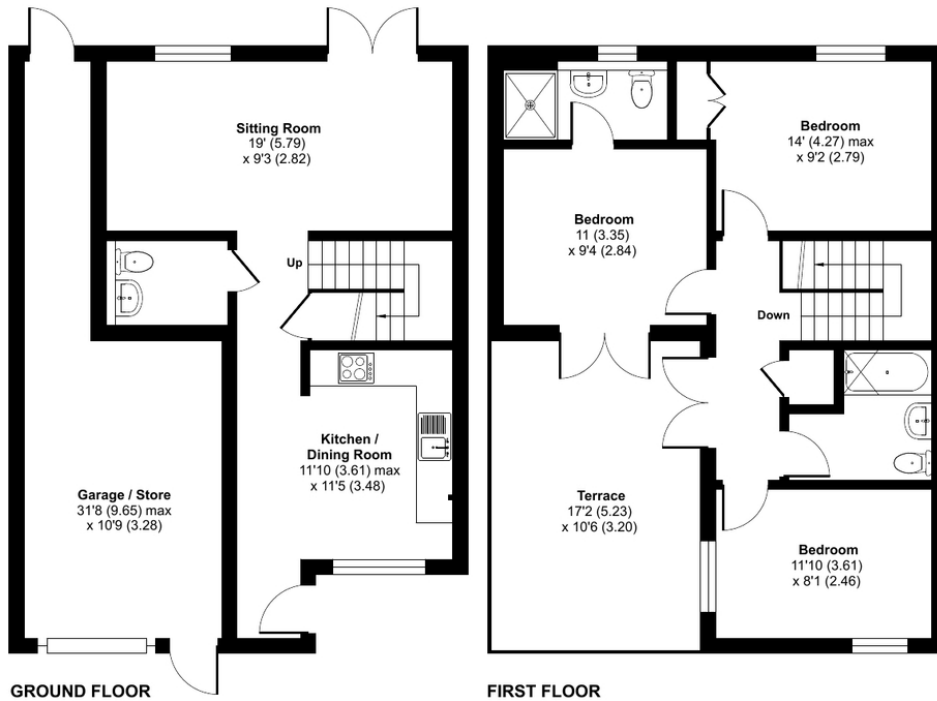
## Elgin Grove, Street, BA16

Approximate Area = 987 sq ft / 91.6 sq m

Garage = 233 sq ft / 21.6 sq m

Total = 1220 sq ft / 113.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1148683

### STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

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

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