

# High Street

Street, BA16 0EQ

COOPER  
AND  
TANNER



## Asking Price Of £235,000 Freehold

A recently renovated and most attractive period home situated in an enviable position just a stones' throw from Clarks Village and High Street shops, enjoying an open aspect across to the Greenbank Lido. Featuring generous room sizes, a secluded garden, allocated parking and no chain.

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### ACCOMMODATION:

The property can be entered from its High Street frontage, opening to an entrance vestibule and inner reception hall. From here a staircase rises to the first floor and doors open to ground floor living accommodation, including the well-proportioned sitting room with an open fireplace and fabulous bay windows looking out over Greenbank Lido opposite. The large kitchen/diner provides a sociable open plan space that's ideal for entertaining or family meals, and features a stylish range of recently replaced wall and base level cabinetry, with contrasting wood-effect worktops, a drainer sink with mixer tap and integral fan assisted oven with induction hob and cooker hood over. Useful additional storage cupboards are found in the rear porch and beneath the staircase.

Moving to the first floor, you'll discover two double bedrooms, with the primary located at the front being of particularly impressive size, as well as enjoying a pleasant aspect to the front and a fitted cupboard/wardrobe over the stairs. The bathroom has also just been renovated to a good standard, with a contemporary white suite comprising shower over bath and WC/wash basin upon a vanity unit.

### OUTSIDE:

An attractive yet low-maintenance shrub garden at the front elevation sets the property nicely back from the pavement and provides convenient pedestrian access to the High Street, whilst further vehicular and pedestrian access is found beside the neighbouring property, via a private road leading to the allocated parking areas. One allocated space will be sold with this property, and a gate opens into the good sized rear garden from here. The plot is fully enclosed, making it child and pet safe, and landscaped

over two tiers comprising lawn and flower borders and a hardstand seating area, suitable also for any garden sheds required.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded B 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 in the area. Grade II Listed. A further range of material information can be found on our website listing, or by contacting a member of our team.

### LOCATION:

Situated on the High Street, at 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.

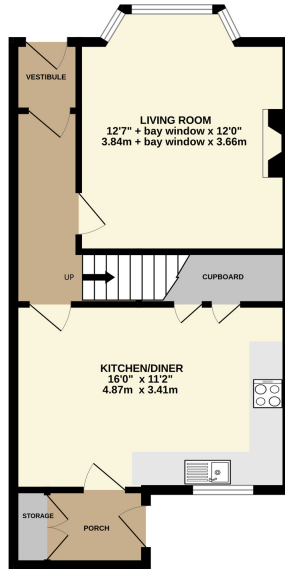




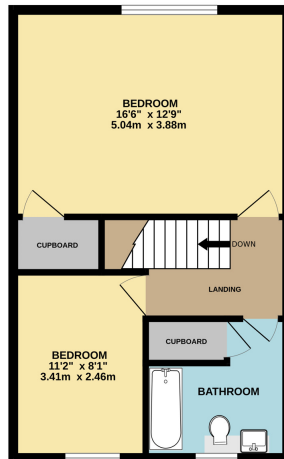




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 904sq.ft. (84.0 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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