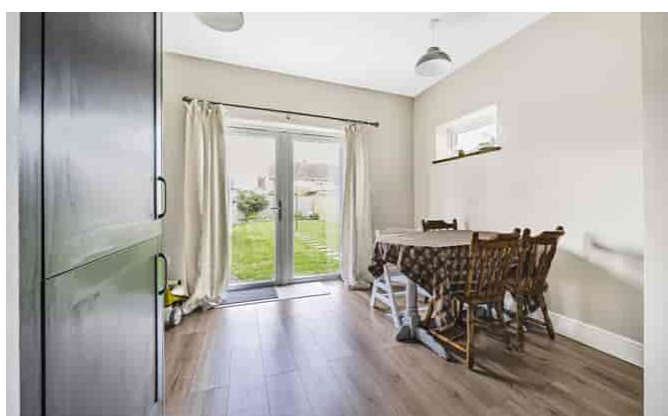
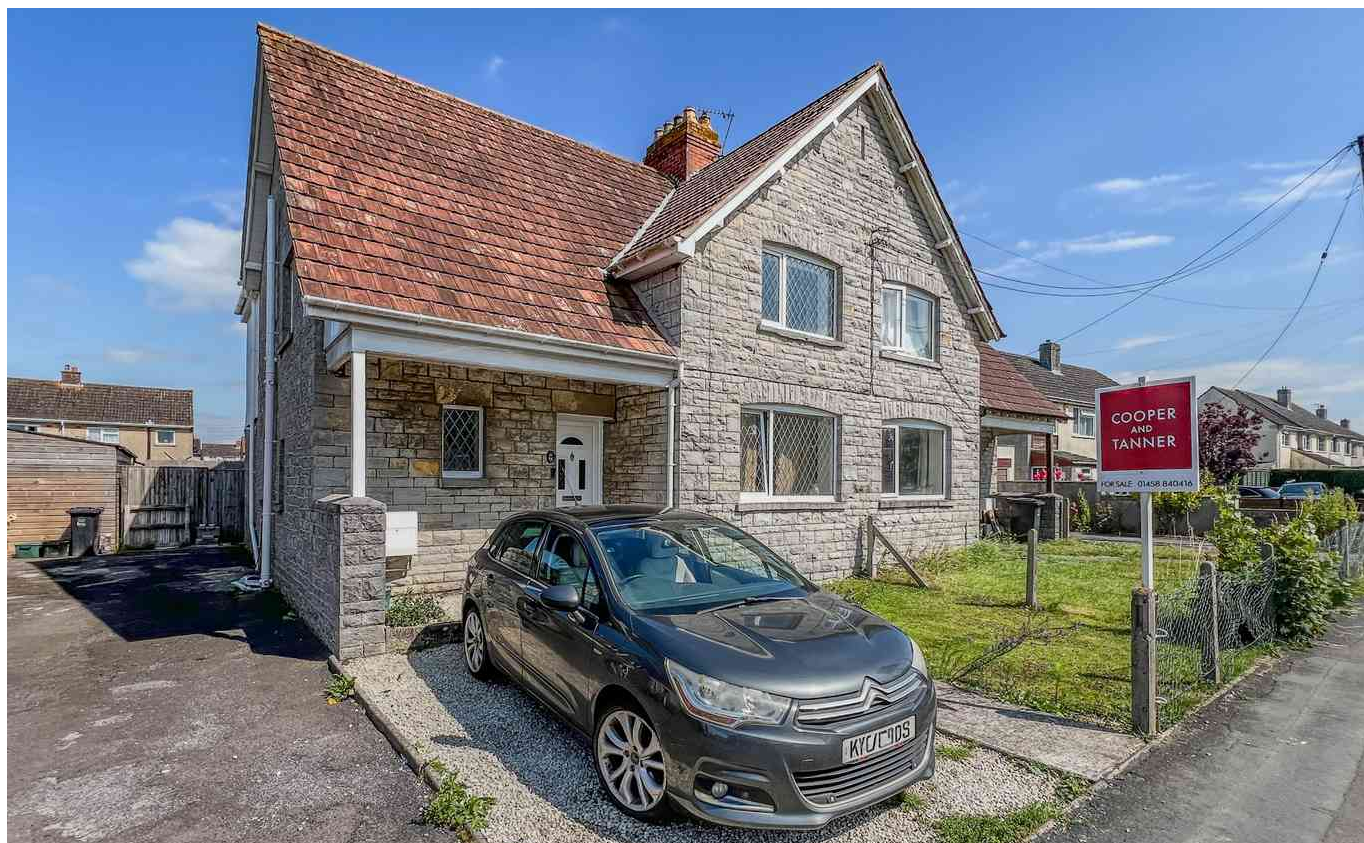


# Brooks Road

Street, BA16 0PP

COOPER  
AND  
TANNER



## Asking Price Of £335,000 Freehold

This stunning period home has been thoughtfully and tastefully modernised by our vendor, now offering light and spacious accommodation throughout the contemporary interior, with a large family friendly garden to match. A truly turn-key home in a popular residential area.

Brooks Road  
Street  
BA16 0PP

 3  2  1 EPC D

## Asking Price Of £335,000 Freehold

### KEY FEATURES:

Set within just 100m walk of Brookside School is this beautifully appointed semi-detached family home, which has recently been significantly improved throughout, to a superb standard, by our clients. The main front entrance is sheltered by a large canopy, and opens into a bright and spacious reception hall. Stairs rise to the first floor from here, and a single door leads to the ground floor living accommodation. There are two well proportioned reception rooms loosely separated by an archway, providing the flexibility growing families may need for a sitting room, play room or office. The extended kitchen/diner now provides a superb open-plan space for family dinners or entertaining, with double glazed doors opening directly to the back garden for summer gatherings. The stylish new kitchen boasts a comprehensive range of fitted cabinetry with doors and facias in a stunning dark green, and contrasting slimline composite worktop with undermounted one and a half bowl sink. Integral appliances include an electric fan oven, microwave, dishwasher and fridge/freezer.

On the first floor you'll find a particularly large landing area, which could serve as an office space or room for bespoke storage. There are three excellent size double bedrooms on this floor, so there'll be no squabbling over who gets the bigger room! These are served by a simply fabulous family bathroom that has also just undergone a total renovation, now offering a luxurious four piece suite including a freestanding bath, wash basin upon vanity unit, WC and separate shower cubicle, all complimented by attractive tiling, and black metallic fixtures.

Outside there is off road parking on a hardstanding adjacent to the low maintenance lawned front garden, in addition to the driveway at the side of the property. The half nearest the house is included within the title, providing parking options, as well as good access into the rear garden. Those seeking a generous recreation space for

children and pets, will appreciate the level rear garden which is predominantly laid to lawn, fully enclosed by close board fencing and bordered by raised sleeper beds. There is ample space here for additional garden buildings, subject to any necessary consents.

### 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 online service checker states that mobile coverage is likely with four major providers, and that Ultrafast broadband is available in the area.

### LOCATION:

Situated within a short walk of Brookside Academy, Street also provides good schooling at all levels including Millfield Senior School, Crispin School and Strode College. Shoppers are blessed with the Clarks Village outlet centre, in addition to the High Street 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 offers a variety of pubs and restaurants to cater for most tastes and seasons.

### 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.

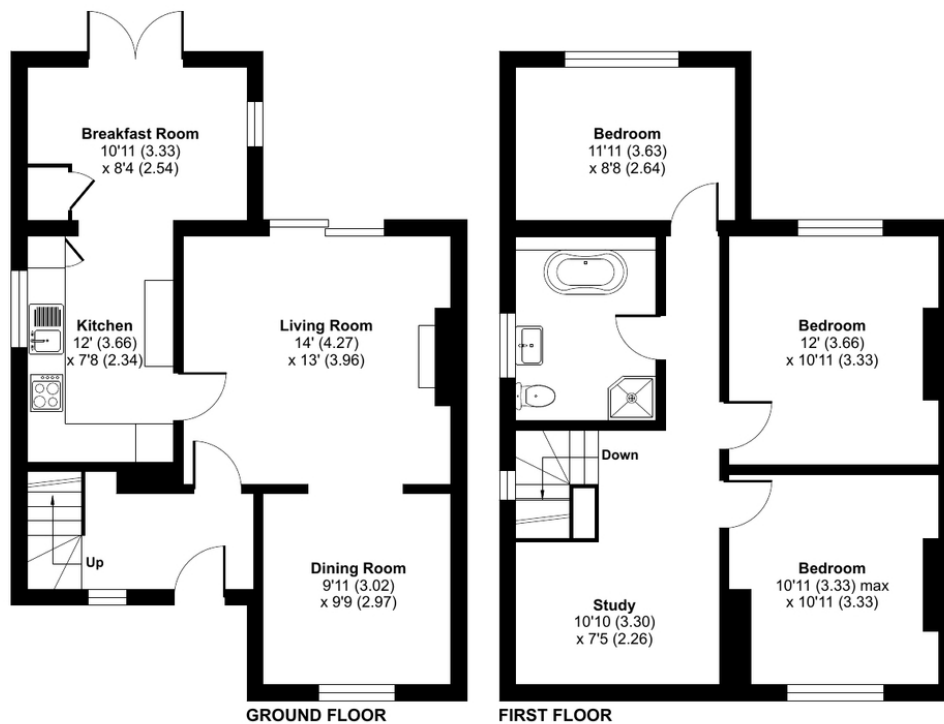




# Brooks Road, Street, BA16

Approximate Area = 1184 sq ft / 109.9 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: 1119497

## STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

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

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

