

Merriman Road

Street, BA16 0JB

COOPER
AND
TANNER



Asking Price Of £325,000 Freehold

A simply beautiful character home conveniently situated within just a short walk of the High Street and enjoying a pleasant outlook over popular Merriman Park. This wonderful property has been extensively and thoughtfully improved to an exceptional standard in recent years and early viewings are advised.

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ACCOMMODATION:

The property is entered principally at the front elevation where a large porch provides practical space for families to store shoes, coats, prams etc. The internal door opens to a reception hall featuring stairs to the first floor and a single door opening to the ground floor living spaces. Whilst clearly retaining plenty of character charm, buyers seeking modern/ open plan living are also sure to appreciate the flow and tastefully modernised accommodation. The living room features a large window providing plenty of natural light, as well as a log burning stove for cosy winter evenings, whilst the impressive open-plan kitchen/diner will be a hit with any one looking for a sociable dining or entertaining space. Ample room is available for a large dining table, with an attractive fireplace and double doors to the garden complimenting this space. The kitchen is superbly appointed with a range of fitted wall and base units, contrasting stone and wooden worktops and an undermounted sink with mixer tap. The breakfast bar offers a natural gathering point for a morning coffee, as well as a cooking station, with the integral hob and oven located here. An integrated dishwasher is in situ, with space provided for a freestanding fridge/freezer. A wonderfully unique feature of this kitchen is the bespoke walk in larder including fitted units, providing a hot drinks and breakfast station, as well as useful storage. Completing the ground floor is a practical separate utility room with fitted cabinets, worktop and Belfast style sink, space for laundry appliances and access to the rear garden. From here a sliding barn style door opens to a stylish ground floor shower room with WC, wash basin over vanity and enclosed shower cubicle.

On the first floor, the unusually generous landing area offers great storage options or potential for a desk/reading spot. From here you'll find three good size bedrooms, comprising two large double rooms and a generous third single, which could also accommodate a small double if required. The family bathroom is also beautifully appointed with a modern white suite including WC and wash basin upon vanity and shower over bath.

OUTSIDE:

Externally the property offers an ideal balance between entertaining space or an enclosed recreation area for young families, having been landscaped to suit both, and require little ongoing maintenance. With the large open green spaces available at Merriman park, literally opposite this home, kids and pets can be taken just across the road to blow off some steam. Garden gatherings are sure to be a hit at your new home, with a substantial patio and barbeque area, partially covered by a veranda, currently serving as a secluded nook for a hot tub. The remainder of the rear garden is laid mostly to level lawn, with a good quality storage shed and separate garden room offering the flexibility of additional hobby space, an office or storage as required. A driveway at the side of the property could provide off road parking for up to two cars. A historic pedestrian right of access exists here for use only by three neighbouring properties. Please speak to agent for further information.

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.

LOCATION:

Located near picturesque Merriman Park and within a very short walk of the High Street. Shoppers enjoy the added bonus of Clarks Village Factory Outlets and there is a wide variety of supermarkets and homewares stores within a short drive. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College whilst Hindhayes Primary School is also a short walk away. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The village also has a fabulous selections of pubs and restaurants to choose from.

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 (barring adverse weather).





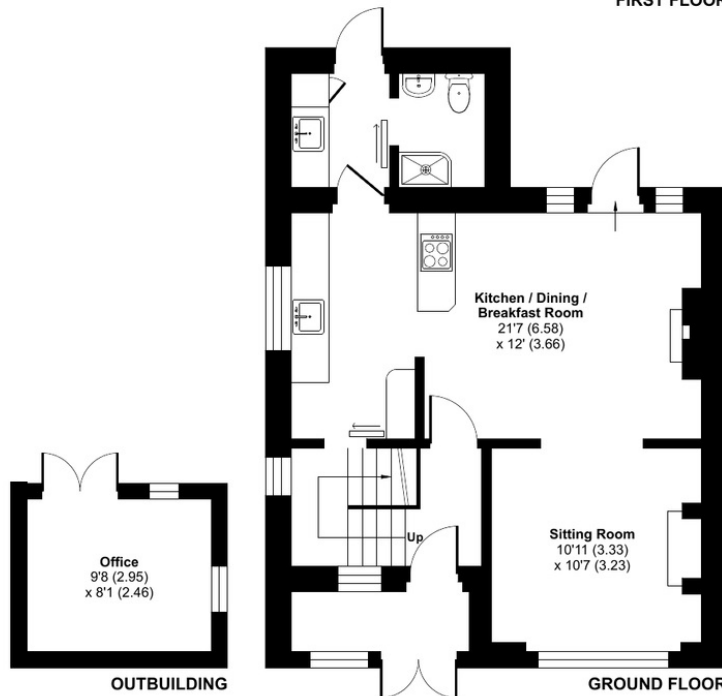
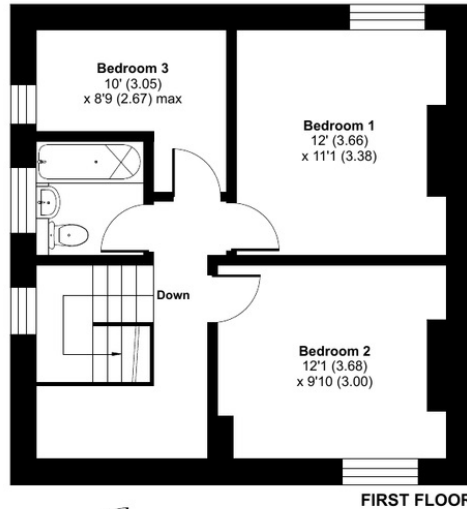
Merriman Road, Street, BA16

Approximate Area = 1067 sq ft / 99.1 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1144 sq ft / 106.2 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). © nlichecom 2023. Produced for Cooper and Tanner. REF: 1068824

STREET OFFICE

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