

# Blagrove Close

Street, BA16 0AU

COOPER  
AND  
TANNER



## Asking Price Of £240,000 Freehold

A well proportioned semi-detached home situated in a popular residential area close to schools and leisure facilities, and boasting a corner plot garden providing scope to extend, off road parking and available with no onward chain.

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### ACCOMMODATION

Entered from the front elevation via an entrance porch, opening to the principal reception room. This light and airy living area provides ample space for a range of relaxed seating and display/media units, as well as a fireplace with modern integrated electric fire as the focal point. The open plan kitchen/diner offers a sociable space for family dining and entertaining, with a range of fitted wall and base units, counter tops and a cooker hood. Space is provided for free standing appliances such as a cooker, fridge/freezer and washing machine. On the first floor you'll find a landing filled with natural light from the side facing window, and a fitted airing cupboard. Doors open to three bedrooms, comprising two double rooms and a good size single, with the largest room benefitting from a recessed open wardrobe area. The family bathroom features a white suite including WC, wash basin and bath with shower over.

### OUTSIDE

A driveway adjacent to the side garden, provides off road parking for at least two family sized cars, whilst the corner plot offers options to create further parking, a garage or extend the accommodation if required (subject to appropriate consent). A door opens from the kitchen/diner to a generous patio area spanning the rear elevation and ensuring those who like to host outside, have plenty of space to soak up the sunny southerly aspect. Beyond this, lawns extend both towards the rear of the plot and to the side, providing ample recreation space for families or pets.

### SERVICES

Mains gas, electric, water and drainage are connected and gas central heating is installed. The property is banded B for council tax within Somerset Council. Ofcom's online service checker indicates that limited mobile data should be available with four major providers, and that ultrafast broadband is available in the area. For a further range of 'material information' please see the interactive report found within our online listings, or contact a member of our team.

### LOCATION

Located within a popular and mature residential area, just a short walk from the renowned Millfield Senior School, Crispin School and Strode College. Shoppers can enjoy the variety offered by Clarks Village Factory Outlets, in addition to the High Street and there is a wide choice of supermarkets and homeware 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 within a short walk. A great variety of pubs and restaurants should cater for most tastes and budgets, and some fabulous countryside walks can be found nearby.

### VIEWING ARRANGEMENTS

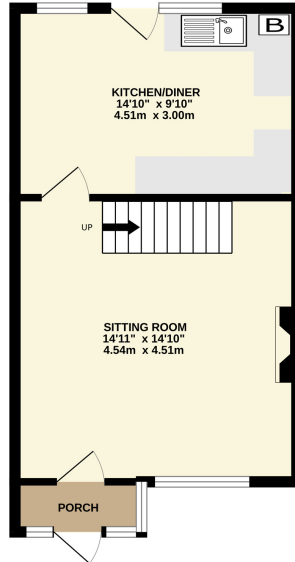
Strictly by prior arrangement through Cooper and Tanner, Street Office. If arriving early for your viewing, please wait outside the property for a member of our team to arrive.



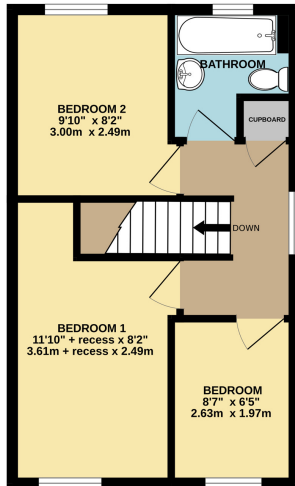




GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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## STREET OFFICE

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