

Somerton Road

Street, BA16 0DU

COOPER
AND
TANNER



Asking Price Of £220,000 Freehold

A charming and well presented character cottage, tucked away amongst a small terrace of similar properties, within a short walk of the High Street and enjoying a particularly generous south-westerly facing garden.

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Asking Price Of £220,000 Freehold

ACCOMMODATION:

The property is accessed principally from the front elevation, with further side access into the rear garden. An entrance porch offers space and hanging for coats and shoes and a further obscure double glazed door leads into the main living accommodation. Here there is attractive timber flooring and plenty of space for loosely defined living and dining areas within this sociable open plan arrangement. Stairs lead from here to the first floor, with a useful storage cupboard beneath. The living area features a front facing window, chimney breast with recesses to either side and an open fireplace with a wood burning stove. The dining area has plenty of space for a generous table and chairs, ideal for family dinners or entertaining, and a range of display shelving. An opening leads through into the spacious kitchen/breakfast room which features a tiled floor throughout and plenty of natural light from the dual aspect side and rear facing windows and doors. The kitchen comprises a comprehensive range of attractive wall and base units with solid wooden work surfaces, tiled splash backs, single drainer composite sink with mixer tap and a large breakfast bar. Space and plumbing is available for a washing machine, tall fridge freezer and one and a half width range style cooker, with gas hob and hood over.

From the first floor landing, doors open to an attractive modern bathroom with a heated towel rail, plenty of space for storage furniture and a white suite including flush WC, pedestal wash basin with cascade mixer tap and P-shaped bath with mixer shower over. There are two bedrooms on this floor, one of which is a generous size single room with a pleasant aspect across the rear garden and a wonderful Victorian style fireplace. The main bedroom is an excellent size and enjoys a dual aspect with side and front facing windows for natural light as well as ample space for a double bed with accompanying furniture.

OUTSIDE:

To the front elevation the property is tucked away from Somerton Road in a small enclave of similar cottages. A pathway leads across the terrace towards the front elevation and continues around the side towards the rear garden.

The rear garden can also be accessed from French style double doors opening out to a patio surrounding the rear elevation and providing excellent entertaining space. To the side there is a generous timber shed for storage and a small outhouse at the rear houses the combination central heating boiler as well providing storage and space for

a tumble dryer. A few steps lead up from the rear patio to the remainder of this particularly generous garden which is mostly laid to lawn, providing a pet and family friendly space, fully enclosed by a combination of stone wall and panel fencing. A area at the rear of the plot could provide a great enclosure for outdoor pets or use as a vegetable plot. Various raised planters provide potential for any keen gardeners and the south-westerly aspect will enjoy plenty of any daytime sunshine.

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 external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

AGENT'S NOTE

The property shares a communal parking space with the neighbouring properties in this small cluster of cottages, and is used on a weekly rota basis. Information within the deeds refers to this arrangement, which we advise is checked with your conveyancer prior to purchase. A further range of material information can be found within the link amongst the photo reel, on our online listings.

LOCATION:

The property is located centrally, whilst being tucked away in a small terrace set back from Somerton Road. Millfield Senior School, Crispin School and Strade College are all within close proximity. Shoppers enjoy the nearby High Street with the added bonus of Clarks Village also within a short walk. A wide choice of supermarkets and homeware stores are 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.

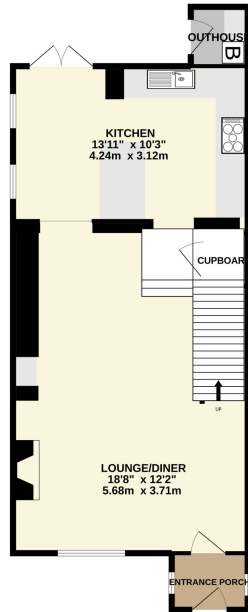
VIEWING ARRANGEMENTS:

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.

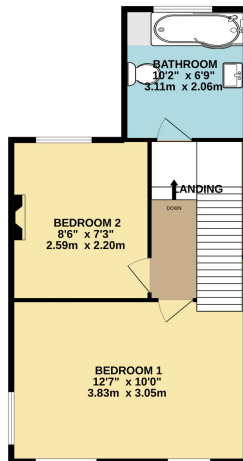




GROUND FLOOR



1ST FLOOR



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

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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