

# High Street

Street, BA16 0EQ

COOPER  
AND  
TANNER



## Asking Price Of £325,000 Freehold

Thought to be one of the oldest properties in the area and offered for sale with no onward chain, this fabulous character property is right in the heart of Street, just a few steps from the High Street shops and Greenbank Pool.

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 3  2  1 EPC C

## Asking Price Of £325,000 Freehold

### ACCOMMODATION:

Accessed via a secure communal front entrance, opening to a shared outer hallway (only with the neighbouring property). A private inner entrance door then opens to the property, whilst further self-contained entry can be found at the rear, where there is also vehicular access/parking. The principal reception room provides a pleasant outlook towards the outdoor swimming pool and there are a number of integral wall and ceiling mounted light fittings, media points and a traditional style window seat. The focal point of the room is naturally the impressive Inglenook style fireplace. A second equally well-proportioned reception room provides flexibility in the form of playroom or formal dining room, and also looks out to The High Street. The kitchen, found at the rear of the property, is well-proportioned and features a comprehensive range of modern wall and base units with wood-effect work surfaces and tiled splash backs, one and a half bowl drainer sink with mixer tap and integral appliances such as a gas hob with cooker hood over and electric oven below. Space is provided for freestanding appliances. Completing the ground floor is a separate office, again offering the flexibility to either work from home or provide dedicated study space.

Stairs rise to the first floor where there is a generous landing area enjoying plenty of natural light, a useful airing cupboard with fitted shelving, and access off to three bedrooms and the bathroom. The latter is fitted with a modern white suite including P-shaped bath with mixer shower over, integral flush WC and wash basin over vanity unit. The three bedrooms are all light and airy, yet enjoying a cosy feel. All can accommodate double beds with accompanying furniture if required. Neutral décor in a contemporary style is blended tastefully here with character features such as varied ceiling lines and exposed beams.

### OUTSIDE:

At the front elevation there is a modest yet attractive cottage-style garden with mature shrubs and established flower borders, requiring minimal ongoing maintenance, whilst at the rear you'll find a good size plot offering

an excellent degree of privacy. A superb patio area spans the entire rear elevation, offering a fabulous entertaining space that also benefits from an external tap, power points and mood lighting. The remainder of the garden is laid to level lawn, enclosed by stone wall and quality fencing, providing a child and pet friendly space. Access to two off-road parking spaces is available via a pedestrian gate at the rear of the garden.

### SERVICES:

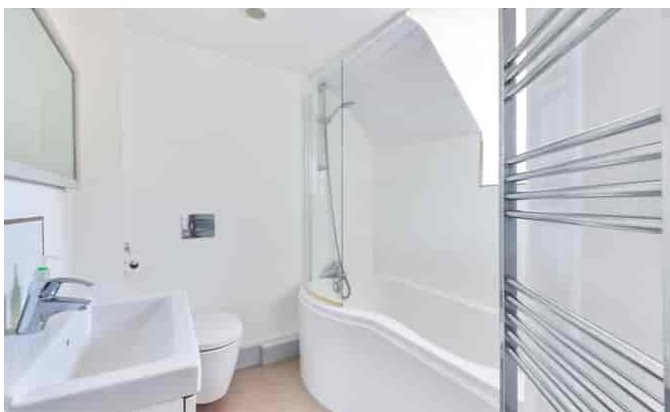
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded B for council tax and falls under Somerset Council. The property falls within the Street Conservation area and is Grade II Listed.

### LOCATION:

The property is ideally situated at the heart of the busy mid-Somerset town of Street, within a very short walk of a wide array of leisure, health and education facilities. A perfect spot for those who like to walk to shops and feel close to the action, yet enjoy the privacy afforded by a surprisingly secluded spot. Street provides good schooling at all levels including Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village and there is a choice of five supermarkets 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 practically on your doorstep.

### 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.



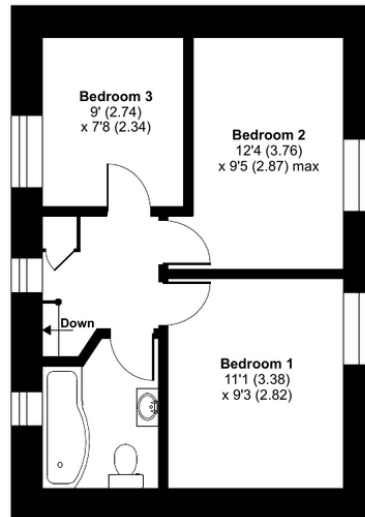




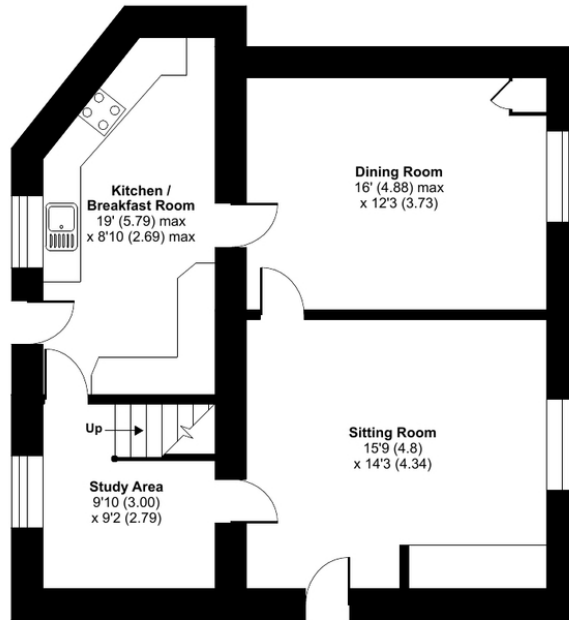
# High Street, Street, BA16

Approximate Area = 1116 sq ft / 103.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 867349

## STREET OFFICE

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