

# Merriman Road

Street, BA16 0JB

COOPER  
AND  
TANNER



## Offers Over £300,000 Freehold

This beautifully presented three-bedroom end-of-terrace home is located in a highly sought-after area of Street. Boasting off-road parking and a generously sized garden, it offers the perfect setting for family living.

# Merriman Road Street BA16 0JB

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## Offers Over £300,000 Freehold

### ACCOMMODATION:

As you step through the main entrance, you are greeted by an inviting hallway, with stairs leading to the first-floor landing. The hallway provides access to the downstairs cloakroom with WC, both the front sitting room and the heart of the home — the expansive kitchen/dining room. The front sitting room is a comfortable, well-proportioned space, featuring a large window that allows an abundance of natural light to flood in, creating a bright and welcoming atmosphere. The kitchen/dining room is a true highlight, offering both space and style. The newly fitted kitchen includes integrated appliances such as a fridge and dishwasher, as well as room for a range cooker. The composite sink, with a sleek mixer tap, is complemented by a side aspect window that enhances the light-filled ambience. The dining area provides ample room for a large table and chairs, making it the ideal spot for family gatherings. Adding to the charm, the dining area is warmed by a log-burning stove, and French doors open directly onto the rear garden, blurring the lines between indoors and outdoors. At the rear of the property, a handy store/utility room provides additional storage space and practical utility, perfect for everyday needs.

Upstairs, the first floor is home to three well-sized bedrooms: two generous doubles and a comfortable single. The family bathroom offers a bath with a shower over, hand wash basin, and WC, all finished to a high standard. This home perfectly balances modern convenience with inviting family spaces.

### OUTSIDE:

To the front of the property, you'll find off-road parking for two vehicles, with convenient access to the side leading to a detached single garage at the rear. The spacious rear garden is a fantastic feature, offering a perfect blend of lush lawn and a well-laid patio area, ideal for family relaxation, outdoor dining, and entertaining. The property is also ideally located near Merriman Park, providing a wonderful green space for young families to enjoy, with ample room for children to play and for leisurely outdoor activities.

### 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 service checker states that internal mobile coverage is likely with two major providers, whilst Ultrafast broadband is available in the area.

### LOCATION:

Located close to the 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 choice of five supermarkets 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 town also has a fabulous variety 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.







## Merriman Road, Street, BA16

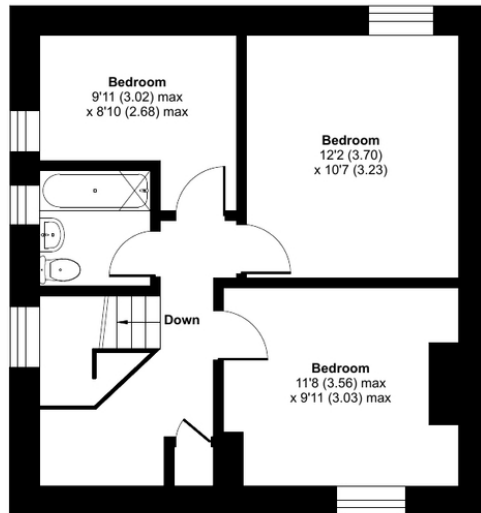
Approximate Area = 956 sq ft / 88.8 sq m

Garage = 133 sq ft / 12.3 sq m

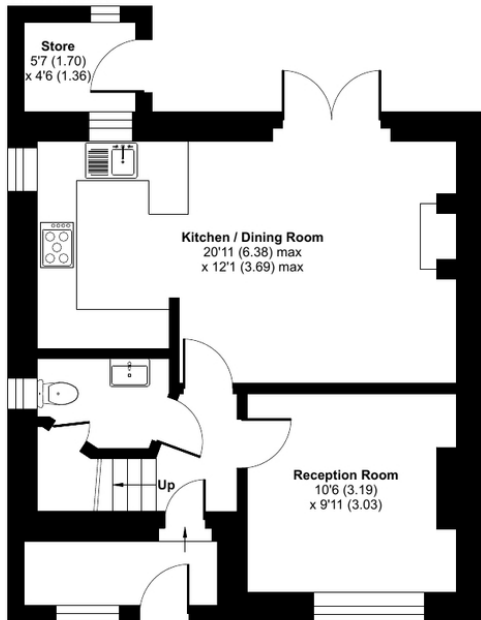
Outbuilding = 25 sq ft / 2.3 sq m

Total = 1114 sq ft / 103.4 sq m

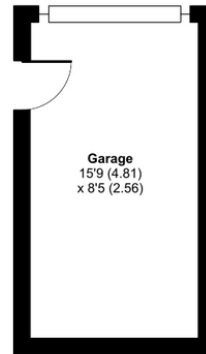
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1236870

### STREET OFFICE

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