

Hooper Road

Street, BA16 0NP

COOPER
AND
TANNER



Asking Price Of £255,000 Freehold

A superbly proportioned 1950's semi-detached home, situated on a corner plot in a popular residential area within a 10 minute walk of the High Street. Offered with no onward chain and competitively priced, ready for its new owner to modernise to their taste.

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 3  2  1 EPC C

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ACCOMMODATION:

The property is entered via a uPVC double glazed porch, leading into a good size reception hall. From here, stairs rise to the first floor and a cloakroom with WC and wash basin, also provides access to a useful storage cupboard under the stairs. Ground floor accommodation includes a spacious sitting room with a feature fireplace at its focal point and sliding double glazed doors to the rear facing garden. An archway leads to, and loosely defines, the dining room allowing flexible use of these living spaces, whilst retaining a free flow for those who prefer a more open-plan arrangement. An additional uPVC door opens to the garden and there is currently a lift installed here, leading to the first floor third bedroom (please see agent's note). The separate kitchen/breakfast room offers space for a table and chairs for informal meals and your morning brew, and features a range of fitted wall and base level cabinetry with worktops and a drainer sink over. Space is currently provided for freestanding appliances such as a tall fridge/freezer, w/machine and cooker with gas hob. Moving to the first floor, you find an unusually light and spacious landing, with dual aspect windows, loft access hatch and doors opening to three bedrooms, as well as the 'bathroom'. The latter is fitted with a large walk-in shower cubicle, pedestal wash basin and WC both in white. Of the bedrooms, two are generous double rooms, with the primary including a range of fitted wardrobes, with the third room being a larger than average single, which could accommodate a small double bed if required (upon removal of the lift).

OUTSIDE:

Occupying a generous corner plot, the wrap-around gardens to front and side, have been beautifully tended, giving this property real kerb appeal and boasting a vibrant display of flowers, shrubs and well maintained lawn. Pathways link the front boundary with the porch, rear garden gate and the driveway, where there is currently off road parking for a large family car. Obvious potential exists to

create further parking if required (subject to appropriate consent). The rear garden is fully enclosed and comprises three shallow tiers of mainly hard landscaping and with flower borders, including a patio spanning the rear elevation, stone chippings and a hardstanding at the top. This area is currently housing a greenhouse, although offering the ideal spot for further garden buildings or additional parking space. Useful storage space is provided by the block built outhouse.

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 three major providers, whilst Ultrafast broadband is available in the area.

LOCATION:

Situated near the heart of Street, within a short walk of convenience shops and the town centre. Shoppers can enjoy the famous Clarks Village Factory Outlets and there is a wide choice of supermarkets and homewares 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. The town also has a variety of pubs and restaurants to suit most tastes, as well as picturesque walks nearby. Paddington Line rail service available in Castle Cary, approximately 25 minutes drive away and Bristol Airport is approx. 45 minutes by car, via M5 J23 (20mins).

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.





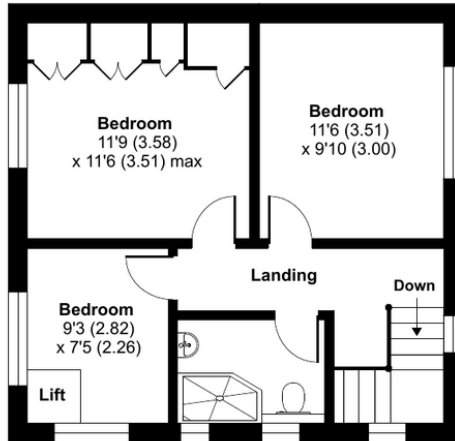
Hooper Road, Street, BA16

Approximate Area = 989 sq ft / 91.8 sq m

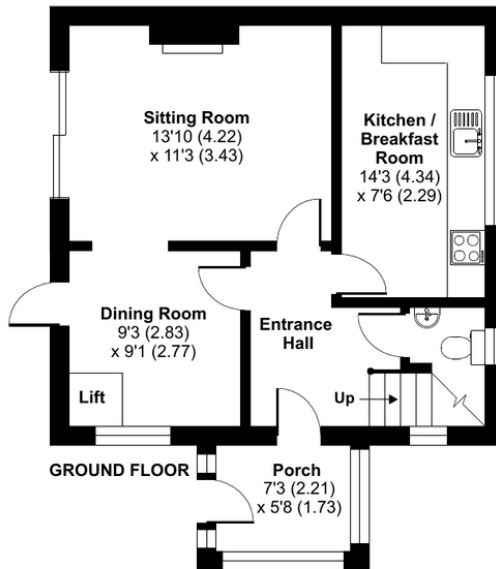
Outbuilding = 52 sq ft / 4.8 sq m

Total = 1041 sq ft / 96.7 sq m

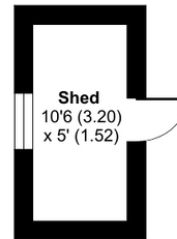
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1204901

STREET OFFICE

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