

# The Boardwalk

Street, BA16 0AJ

COOPER  
AND  
TANNER



## Asking Price Of £285,000 Freehold

A modern three bedroom link detached home situated in a popular residential no through road, within close proximity of Crispin School and Strode College. Offered with no chain and enjoying a larger than average rear garden backing on to open fields.

# The Boardwalk Street BA16 0AJ

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## Asking Price Of £285,000 Freehold

### ACCOMMODATION:

The property is accessed from the front elevation, where the main entrance enjoys the shelter of a storm porch with external lighting, and a double glazed door opening to a practically arranged hallway to suit busy families. Here you'll find a fitted full height coat/shoe cupboard, additional storage beneath the stairs and a cloakroom with WC and wash basin. Ground floor accommodation also accessed directly from the hall, includes a well proportioned kitchen/diner with a comprehensive range of fitted wall and base level cabinetry, worksurfaces, drainer sink and integral gas hob with fan oven below and cooker hood over. Space is provided for a tall fridge/freezer, dishwasher and washing/machine. The particularly spacious living room at the rear of the house, allows for a wide range of seating and work from home space if necessary, and takes in the pleasant aspect through sliding doors, across the rear garden and beyond to fields behind.

Moving to the first floor, the landing features loft access and a useful over stairs storage cupboard. Doors open to three good size bedrooms and the bathroom, which has previously been tastefully modernised with a white suite including shower over bath and attractive subway style tiling. The principal bedroom is generously proportioned and benefits from a wide range of quality fitted furniture, including two double wardrobes and accompanying chests of drawers. Both the second double bedroom and large third single are rear facing, taking lovely rural views.

### OUTSIDE:

The low maintenance front garden features a selection of hardy shrubs and provides easy level access to the property and its driveway, which can accommodate up to two cars. A metal up and over door opens to the garage, with a further pedestrian door leading through to the garden from inside. The pitched roof here, allows opportunities for additional storage as required. The larger than average back garden, is undoubtedly a selling feature of this

home and the sense of space is enhanced by the open aspect over fields to the rear. There are areas of lawn, flowerbed, patio and hard landscaping to suit any number of uses. Families with children, pet owners and keen gardeners will certainly appreciate the further potential offered here.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded D for council tax within Somerset Council. Ofcom's service checker states that varying degrees of mobile coverage could be available with all four major providers, whilst Ultrafast broadband is available in the area. Additional material information can be found in the video link amongst the photo reel on our online listings.

### LOCATION:

Located within this sought after development on the edge of Street, within a short walk of Crispin School and Strode College. The renowned Millfield Senior School is also an easy walk away. Shoppers will be spoilt by the variety offered at Clarks Village Factory Outlets and there is a range 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. A wide choice of culinary tastes are catered for locally by a good selection of pubs and restaurants and various scenic walks can be enjoyed on the outskirts of Street.

### 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.





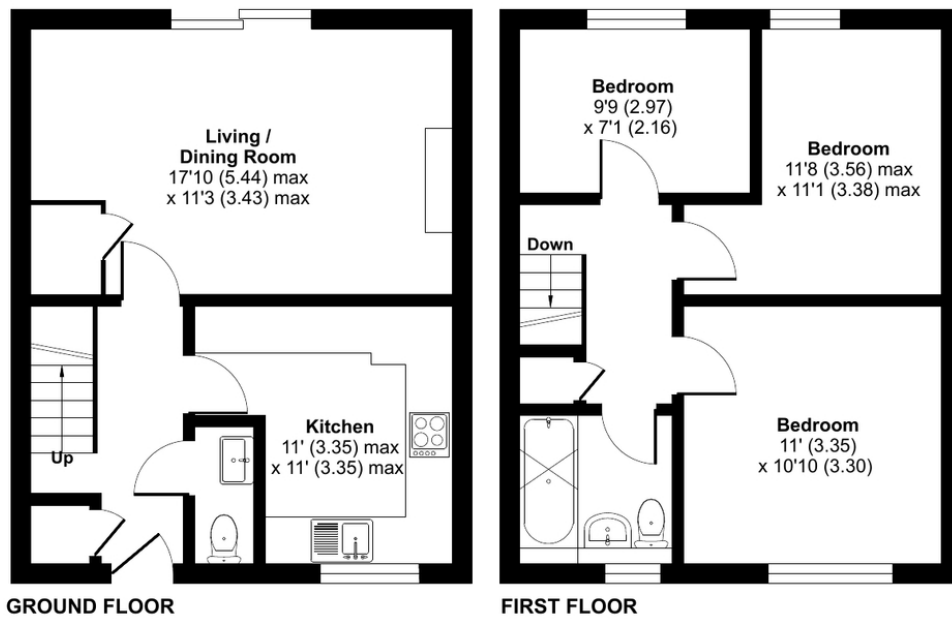




# The Boardwalk, Street, BA16

Approximate Area = 822 sq ft / 76.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cooper and Tanner. REF: 1204905

## STREET OFFICE

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