

Moorland Road

Street, BA16 9SJ

COOPER
AND
TANNER



Asking Price Of £265,000 Freehold

An exceptionally well-presented modern end of terrace house, tucked away in a small cul-de-sac overlooking open countryside on the edge of Street. This 'turn-key' home boasts a trendy kitchen and bathroom, south facing garden, high quality garden room, garage and driveway.

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EPC TBC

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ACCOMMODATION

Entering through the front door, leads into a reception hall with a useful fitted store cupboard, stairs to the first floor and oak doors to all accommodation. The stylish modern kitchen features a comprehensive range of fitted wall and base level cabinetry that really utilises the space to its full potential, worktops and subway tile splashbacks, a stainless steel drainer sink and mixer tap. Space is provided for a tall fridge/freezer, washing machine and cooker. The naturally bright lounge/diner formed from a generous L-shaped reception room, subtly defines the living and dining areas, with ample space for a generous amount of seating, as well as a table and chairs for hosting or family meals. UPVC double glazed double doors open directly to the garden. A well appointed cloakroom serves the ground floor with WC and wash basin facilities. Moving to the first floor, you'll find a chic modern shower room with a white suite comprising of a WC, vanity wash basin and double width shower cubicle. This caters to the three bedrooms, of which there are two large single/small double rooms and a particularly generous primary bedroom with a range of fitted wardrobes providing a wealth of storage space.

OUTSIDE

The low maintenance frontage laid to chippings, not only ensures ease of maintenance, but can also provide space for a third vehicle off road, making this property unique in its parking provisions, with a further two car driveway at the side of the house, as well as a single garage offering secure storage. The neatly maintained rear garden is both child and pet friendly, being fully enclosed and comprising a generous decked seating area and a gently sloping lawn. Sunseekers will appreciate the sunny south facing aspect, whilst any buyers seeking a dedicated office/games room or hobby space will love the high quality garden room our clients have recently installed at the end of the garden. This versatile building is well insulated, superbly decorated and has power points, lighting and electric

heating.

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 external mobile coverage is likely with four providers, whilst Ultrafast broadband is available in the area. A further range of material information can be found on our website listings, or on request from the office.

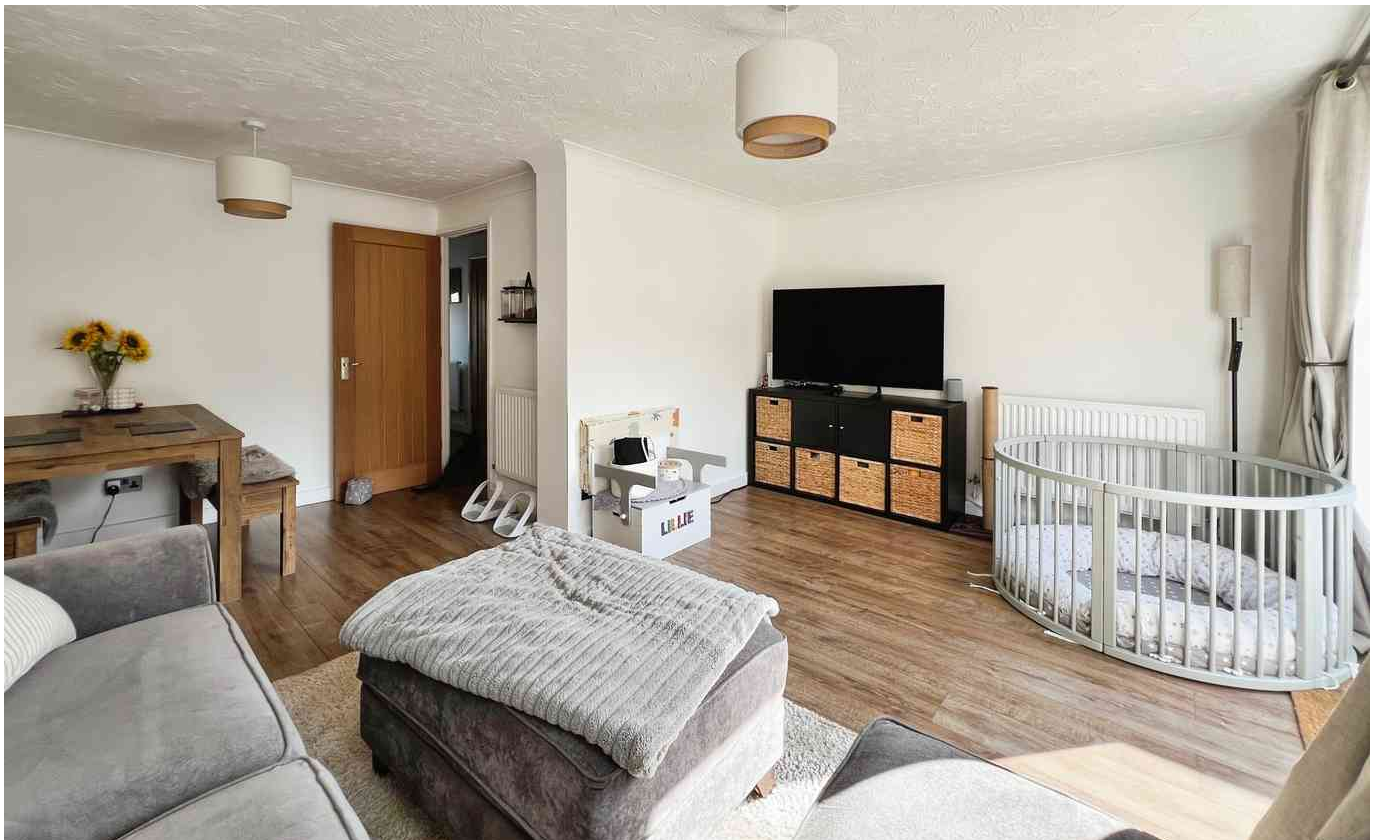
LOCATION

Located within a comfortable walking distance of some lovely countryside walks, parks and schools including Millfield Senior School, Crispin School and Strode College (within 20 minutes). Shoppers enjoy the added bonus of Clarks Village Factory Outlets as well as the thriving High Street just a 10 minute walk away. There is also a wide choice of supermarkets, DIY 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 great selection of pubs and restaurants caters to most tastes and budgets.

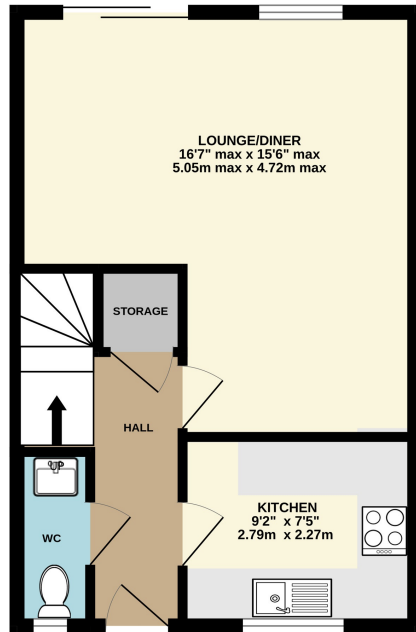
VIEWING ARRANGEMENTS

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.

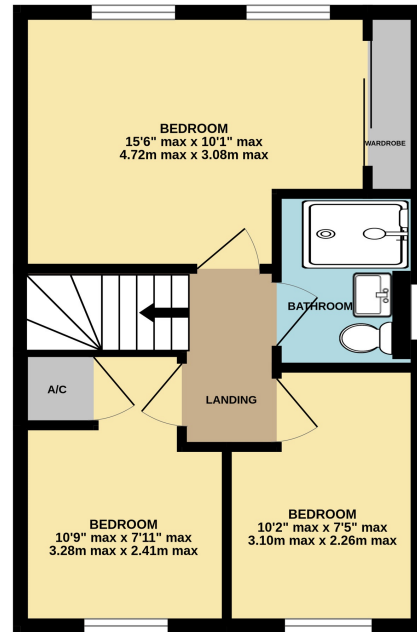




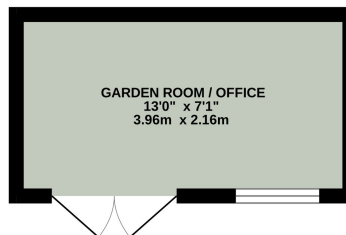
GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
94 sq.ft. (8.7 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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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AND
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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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