

# Brooks Road

Street, BA16 0PP

COOPER  
AND  
TANNER



## Asking Price Of £445,000 Freehold

A rare opportunity to purchase a substantial, extended property in the highly sought-after Brooks Road in Street. With six bedrooms, ample living accommodation and close proximity to Brookside School this property makes for an ideal family home.

Brooks Road  
Street  
BA16 0PP

 6  1  3 EPC C

## Asking Price Of £445,000 Freehold

### ACCOMMODATION:

The property is accessed through the main front door where you are greeted by a light and spacious hallway where there are stairs leading to the first floor landing and a door leading into the main kitchen dining room. This large open room is perfect for large family gatherings and entertaining. It comprises a fully fitted kitchen including a range of base and eye level units as well as a large central island, composite sink with mixer tap, two integrated electric ovens and electric induction hob. There is room for a substantial family dining table and chairs also and there are triple folding doors that lead to the rear patio, ideal for summer entertaining. Adjacent to the kitchen is a boiler room, a downstairs WC and the utility room. The final room on the ground floor is the front sitting room. This is a large and yet warm and comfortable room with plenty of space for two large sofas around the focal log-burning stove.

On the first floor there are six bedrooms, the master of which has an en-suite shower room. The sixth bedroom also works very well as a study/office. The family bathroom is well-appointed, comprising a bath, walk-in shower, WC and hand wash basin.

### OUTSIDE:

To the front of the property there is an area of hard standing and side access to the rear of the house. The rear garden is mostly laid to lawn with some patio area ideal for outside entertaining. There are two substantial outbuildings comprising a summer house with power and lighting and a covered seating area, as well as a further large shed which could be

used for storage or a potential workshop.

### 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 broad band is available in the area.

### LOCATION:

Situated within a short walk of Brookside Academy, Street also 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.

### 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 (barring adverse weather).







# Brooks Road, Street, BA16

Approximate Area = 1613 sq ft / 149.8 sq m

Outbuilding = 453 sq ft / 42 sq m

Total = 2066 sq ft / 192 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1043776

## STREET OFFICE

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