

Wessex Court

Street, BA16 0GJ

COOPER
AND
TANNER



Asking Price Of £284,000 Freehold

A well presented and superbly proportioned family home within this popular and contemporary residential development, situated within a mainly level 10-minute walk of The High Street. Features a family friendly south-facing garden, ensuite to master and a separate utility room.

Wessex Court Street BA16 0GJ

 3  1  2 EPC B

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ACCOMMODATION:

This very well presented modern and energy efficient home, is ideal for first time buyers, families or BTL investors alike. Featuring spacious rooms and floor to ceiling windows letting in plenty of natural light throughout. Accessed principally via the front elevation, through an entrance vestibule with space for coats and shoes, leading to the spacious sitting room with useful under-stairs storage, and beyond to generous open-plan kitchen/diner at the rear. These provide excellent living and entertaining space to suit modern preferences, as well as a separate utility room and cloak room for practicality. The kitchen itself comprises a range of fitted wall and base units with wood effect worktops and a drainer sink over. Integral appliances include an electric oven, gas hob, cooker hood and fridge/freezer.

On the first floor, you'll find three bedrooms that can all accommodate double beds and accompanying furniture if required. The primary bedroom enjoys the added benefit of a dressing area with space for wardrobes, its own en-suite shower room as well as direct access to a roof terrace. The stylish family bathroom with modern white three-piece suite, completes the internal accommodation.

OUTSIDE:

A good size single garage offers secure parking, storage or a hobby/gym space as required. There is gated access into the rear garden via a service path, in addition to the double doors opening from the dining area and the utility room door. Ground floor accommodation opens to a recently extended patio area, offering a great space for al-fresco dining, complimented by a generous lawn providing recreation space for children and pets, all enclosed by timber fencing for security and soaking up a bright southerly facing aspect.

LOCATION:

Located on the highly regarded Houndwood development, just a short, mainly level walk from the town centre. Shoppers enjoy the added bonus of Clarks Village Factory Outlets and there are a variety 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 village also boasts a wide range of pubs and restaurants to suit most tastes. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College.

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 one major provider, whilst Ultrafast broadband is available in the area.

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.

AGENTS NOTE:

Our vendor advises there is an annual maintenance charge of £395.04 for the upkeep of communal areas. The development has an active community group to discuss various aspects of maintaining the area and local events.

BUILDING SAFETY:

Our vendor advises us that, to the best of their knowledge, there are:

- No asbestos containing materials within the property.
- No invasive plant species present at or near the property.
- No unsafe cladding materials at the property.
- No major structural defects or risk of collapse.

ACCESSIBILITY ADAPTATIONS?

- Our vendor advises that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements, during their ownership.

RESTRICTIVE COVENANTS:

- To the best of our vendors knowledge, they are not aware of any restrictive covenants on the title. Please seek further advice from a property conveyancer, if required.

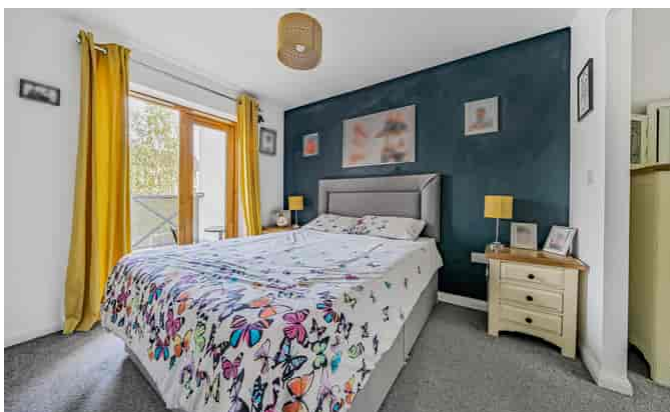
CONSTRUCTION TYPE:

- Traditional/modern method of construction, bricks and timber.

RIGHTS OF WAY (PUBLIC & PRIVATE):

- N/A

For a further range of material information, please contact our team in the Street Office.





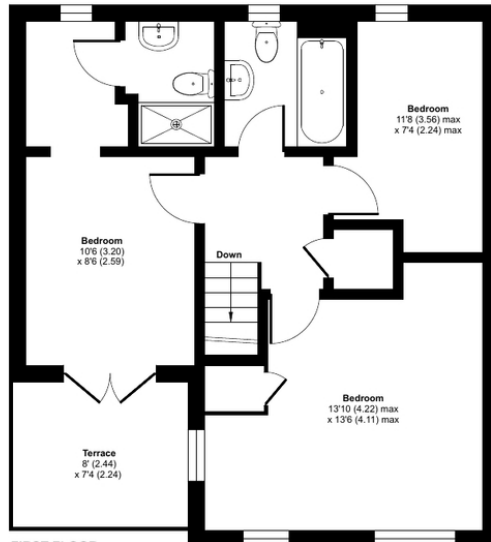
Wessex Court, Street, BA16

Approximate Area = 951 sq ft / 88.3 sq m

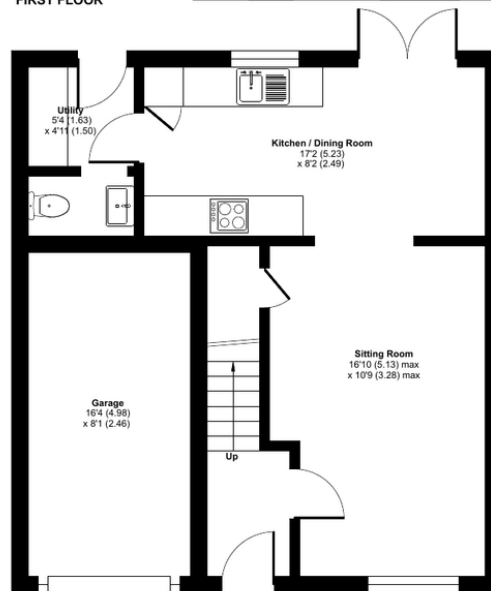
Garage = 133 sq ft / 12.3 sq m

Total = 1084 sq ft / 100.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1196724

STREET OFFICE

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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 measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

