

# Brookfield Way

Street, BA16 0UE

COOPER  
AND  
TANNER



## Asking Price Of £325,000 Freehold

A nicely situated property on the edge of Street, conveniently located within easy reach of Brookside school. With three bedrooms and plenty of living space this property makes for an ideal family home. Offered with no onward chain and viewing is highly recommended.

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Street  
BA16 0UE

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## Asking Price Of £325,000 Freehold

### ACCOMMODATION:

At the front elevation, the main entrance door opens into a welcoming entrance hall where you are greeted by stairs leading to the first floor landing as well as a door leading to the main sitting room. The sitting room has an open plan flow into the dining room and a large front aspect window allowing in lots of light. There are sliding glazed doors in the dining area which lead to the rear patio. The kitchen, off the dining room, is of a good size and has a range of base and eye level units, although could do with some modernisation to bring it in line with modern tastes. A side door leads to the rear garden behind the garage.

To the first floor there are two good sized double bedrooms and a single. The family bathroom is equipped with a walk in shower, WC and hand wash basin and has recently been updated.

### OUTSIDE:

To the front of the property there is an area of garden, mostly laid to lawn, as well as off-road parking for one car leading to the attached single garage. The rear garden is a good size and is a mixture of patio area and lawn. There is a rear door to the garage from the rear patio area.

### 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. The ofcom checker states mobile coverage is available with four major providers, and Ultrafast broadband is available in the area.

### LOCATION:

Located just a short walk from Brookside Academy. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village and there are a wide selection of supermarkets as well as homeware 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, and scenic walks within the surrounding countryside.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01 458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





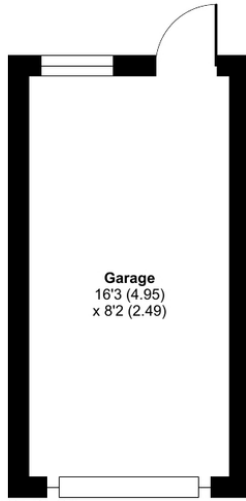
## Brookfield Way, Street, BA16

Approximate Area = 818 sq ft / 75.9 sq m

Garage = 133 sq ft / 12.3 sq m

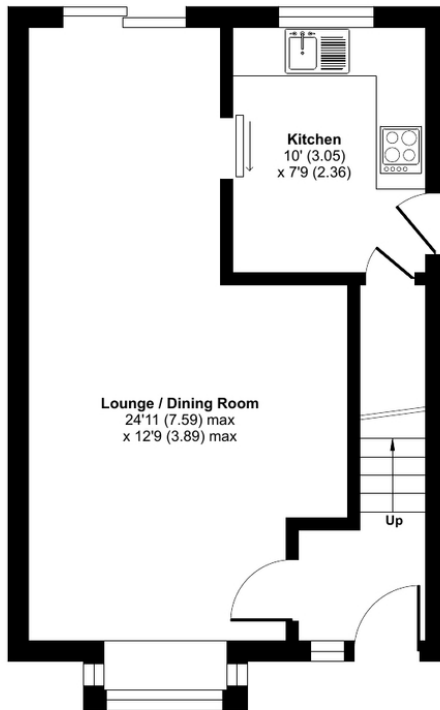
Total = 951 sq ft / 88.2 sq m

For identification only - Not to scale



Garage  
16'3 (4.95)  
x 8'2 (2.49)

GARAGE

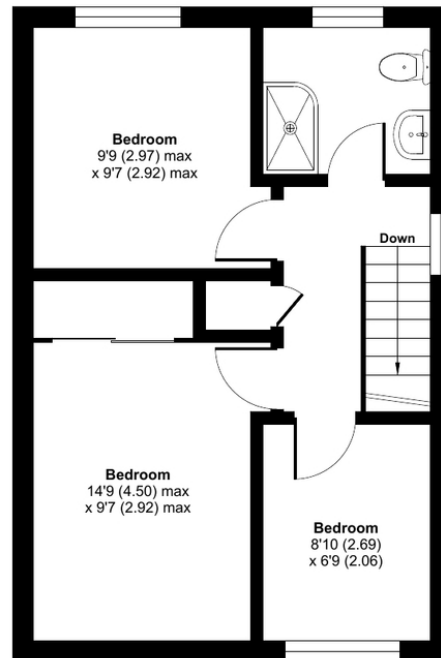


Lounge / Dining Room  
24'11 (7.59) max  
x 12'9 (3.89) max

Kitchen  
10' (3.05)  
x 7'9 (2.36)

Up

GROUND FLOOR



Bedroom  
9'9 (2.97) max  
x 9'7 (2.92) max

Bedroom  
14'9 (4.50) max  
x 9'7 (2.92) max

Bedroom  
8'10 (2.69)  
x 6'9 (2.06)

Down

FIRST 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: 1082663

### STREET OFFICE

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