

# Mildred Road

Walton, BA16 9QR

COOPER  
AND  
TANNER



## Guide Price £320,000 Freehold

Three bedroom semi-detached property in the heart of Walton. Positioned on a large corner plot which offers ample opportunity for extension (STP) and offered with no onward chain.

Mildred Road

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EPC E

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### ACCOMMODATION:

Entering through the front door you are greeted by a pleasant entrance hall with stairs leading up to the first floor landing, as well as doors to the front sitting room. This is a pleasant size with an open fire and a large bay window over looking the front garden. The next room is the dining room at the rear of the house which is well proportioned and also contains an open fireplace. The kitchen is a modest size with a range of base and eye level units, stainless steel sink with mixer tap, as well as eye level dual ovens and electric ceramic hob. There is also a very useful walk in larder. A door leads through from the kitchen to the boot room/rear entrance where there is a small utility room as well as a downstairs WC. This area has a door that leads out to the rear garden. On the first floor there are three well proportioned bedrooms. One single and two doubles as well as the family shower room which was updated more recently and consists of a large walk in shower as well as a low level WC and hand wash basin.

### OUTSIDE:

To the front of the property there is a driveway providing off road parking for at least one vehicle and this leads to the single garage. The front garden is a mixture of well established beds and mature trees as well as some lawned areas. The side and rear of the property are likewise well established with a mixture of planting and decorative borders as well as vegetable patches, storage and potting sheds and a greenhouse. There is access at the rear of the garden (currently fenced off) from Hempitts Road that has been utilized in the past for vehicular storage.

### SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded C for council tax within Somerset Council.

### LOCATION:

The village of Walton is approximately 1.3 miles from Street and provides a range of amenities including a pub, Church, Walton C of E Primary School, pre-school playgroup and Village Hall. Public transport links to nearby towns including Street, which offers quality schooling at all levels including the renowned Millfield School, Crispin School (secondary) and Strode College. Shoppers enjoy the High Street and Clarks Village Outlets, with a choice of five supermarkets and homewares stores within a short drive. Street also has a wide range of health and leisure facilities, library, pubs and restaurants to cater for most tastes.

### 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).

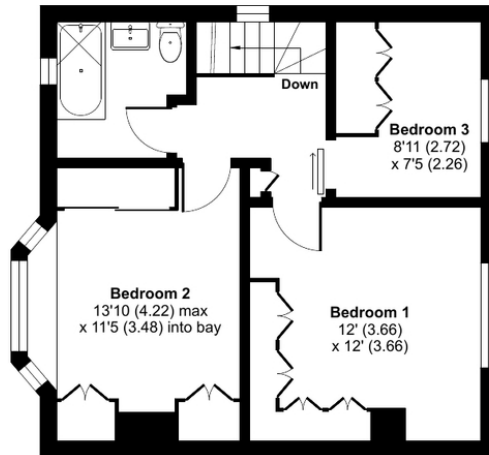
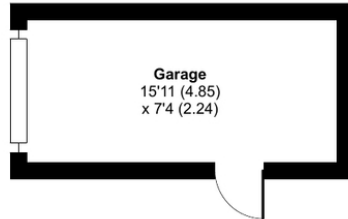




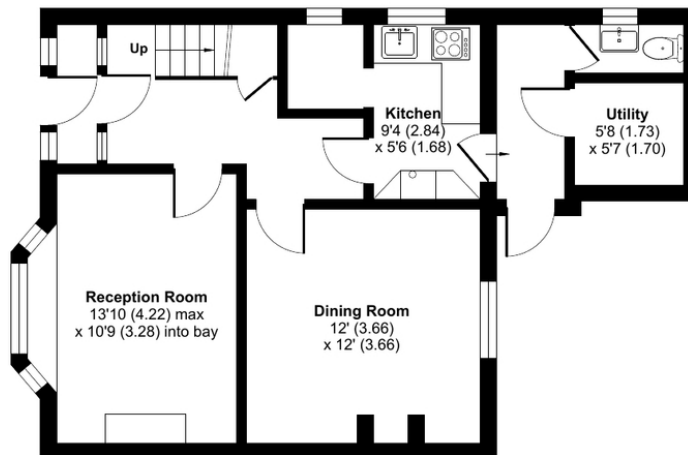
# Walton, Street, BA16

Approximate Area = 1162 sq ft / 107.9 sq m (includes garage)

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 2023. Produced for Cooper and Tanner. REF: 994325

## STREET OFFICE

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