

# Brookfield Way

Street, BA16 0UE

COOPER  
AND  
TANNER



## Asking Price Of £365,000 Freehold

A well-proportioned four-bedroom detached property in a highly sought-after location in the heart of Street. Comfortable living accommodation and ample parking make for an ideal family home.

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 4  1  2 EPC C

## Asking Price Of £365,000 Freehold

### ACCOMMODATION:

The property is accessed through the front door where you are welcomed by a practical entrance hall with stairs leading to the first floor landing and a door leading to the main living accommodation. This comprises a spacious lounge/dining room with a front elevation south facing window letting in plenty of light. There is a gas fire and room for living room furniture as well as a dining table and chairs. A conservatory at the rear gives extra living space for growing families, with a door leading out to the rear garden. From the dining space a door leads through to the kitchen which is nicely-appointed and equipped with a range of base and eye level units, gas hob with electric ovens, and space and plumbing for a dishwasher adjacent to the stainless steel sink with mixer tap. The kitchen leads through to the utility room where there is additional plumbing for a washing machine. From the utility there is access to the rear garden as well as a door into the rear of the integral garage.

To the first floor there are four bedrooms, two double and two good sized singles. There are also two family bathrooms, both equipped with baths, WC's and hand wash basins. The second bathroom benefits from a shower over the bath.

### OUTSIDE:

To the front of the property there is a mixture of garden, mostly laid to lawn with some planting, as well as a mixture of tarmac drive and stone chippings providing additional parking. There is access to the single integral garage, and at the side elevation a full-height secure gate gives access to the rear garden.

To the rear of the property the garden is of a very practical size and mostly laid to lawn with an area of patio ideal for outside entertaining. There is a wooden garden potting shed in situ.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax, and falls within Somerset Council. The Ofcom checker shows that mobile coverage is available from four 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 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).

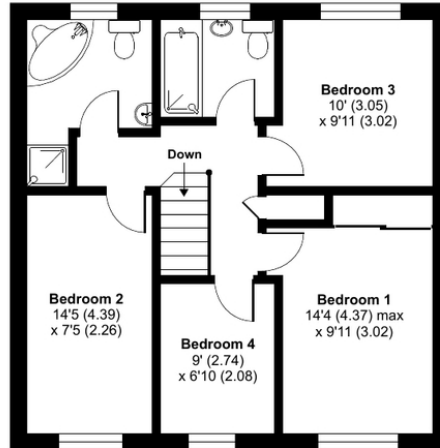




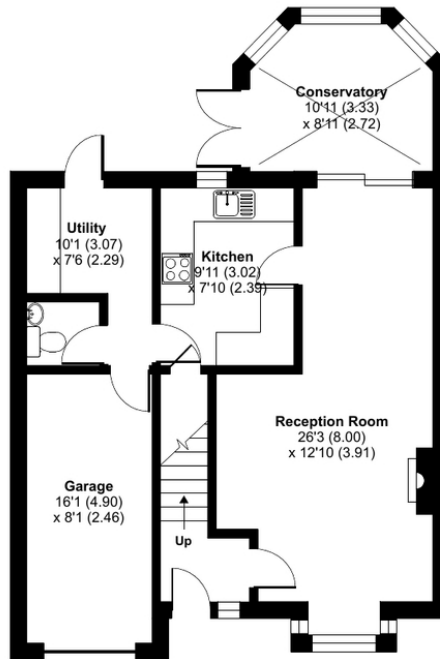
# Brookfield Way, Street, BA16

Approximate Area = 1336 sq ft / 124.1 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 2024. Produced for Cooper and Tanner. REF: 1070347

## STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

[street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)

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