

# Woods Road

Street, BA16 9PS

COOPER  
AND  
TANNER



## Asking Price Of £250,000 Freehold

A generously proportioned and well presented semi-detached house, offering extended living accommodation, ample off road parking and no onward chain. Perfect for families, first time buyers and investors alike.

# Woods Road Street BA16 9PS

 3  2  1 EPC C

## Asking Price Of £250,000 Freehold

### ACCOMMODATION:

Entering through the front elevation, leads you into a cosy and inviting entrance hall, where stairs rise to the first floor and doors lead to: the right where there is a practical sized sitting room with dual aspect windows to front and rear and a traditional fireplace providing a focal point; while to the left is the large and naturally bright kitchen/breakfast room with once again, dual aspect windows. A range of attractive fitted base and eye level units and a breakfast bar are installed, plus a stainless steel sink with mixer tap. Space for a large free standing range cooker and a fridge/freezer is provided and plumbing for washing machine/dishwasher. An archway leads to the separate dining room, on a slightly lower level this gives a pleasant air of separation and provides the perfect entertaining or family dinner area, with sliding doors to the rear garden, as well as access through to the garage/workshop. The large garage would provide ample space for a vehicle as well as room for a workshop arrangement. To the first floor there are three good sized bedrooms: two generous doubles and one large single. Serving these is a superbly appointed family bathroom containing a bath, separate walk in shower and WC plus hand wash basin upon a substantial range of fitted vanity furniture.

### OUTSIDE:

To the front of the property there is off-road parking for at least three cars and access to the single garage via electric roll up

door. At the rear of the property there is a an enclosed family friendly garden which benefits from freshly laid lawn, providing a pet and child friendly space.

### SERVICES:

Mains gas, electric, water and drainage are connected, gas central heating is installed and a solar iboost system generates hot water. Photovoltaic solar panels are installed with a 5.12kWh total battery storage system. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is available with four providers, whilst Ultrafast broadband is available in the area.

### LOCATION:

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 is a choice of five supermarkets within a short drive, with Sainsbury's being a short walk away. 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 has a variety of pubs and restaurants.

### VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.



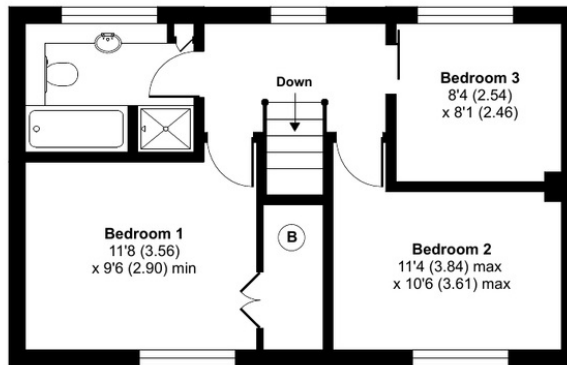




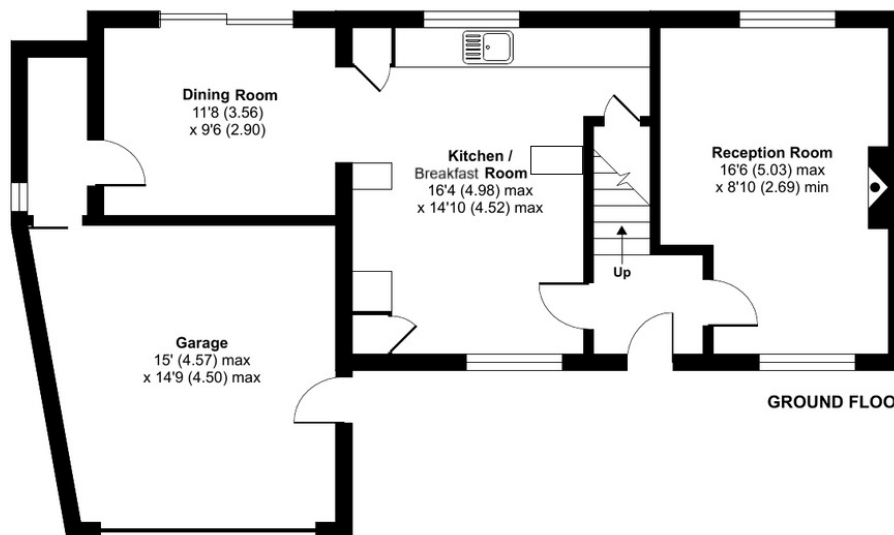
## Woods Road, Street, BA16

Approximate Area = 1266 sq ft / 117.6 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 2022. Produced for Cooper and Tanner. REF: 812845

### STREET OFFICE

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