

# Pine Close

Street, BA16 0RS

COOPER  
AND  
TANNER



## Asking Price Of £260,000 Freehold

Located in a popular residential cul-de-sac, this well-presented semi-detached three-bedroom home offers bright and spacious accommodation throughout, complemented by generous landscaped garden, driveway parking and versatile living spaces. Offered with no onward chain.

# Pine Close Street BA16 0RS

 3  1  1 EPC C

## Asking Price Of £260,000 Freehold

### ACCOMMODATION:

Upon entering the property, you are welcomed into a spacious entrance hall, with stairs rising to the first floor. To the left, a door opens into what was formerly the garage, now thoughtfully converted into a generous cloakroom and utility area. This versatile space provides ample room for white goods, along with a low-level WC, wash basin, and a useful storage area, making it a practical facility for busy families. A further door from here, provides direct access to the rear garden, creating a convenient indoor-outdoor link. Glazed double doors also open from the hall to the bright and airy reception room, which features a gas fire as a focal point and offers a comfortable setting for relaxation or entertaining. The sociable open-plan kitchen/diner provides a comprehensive range of fitted worktop and cupboard space, as well as an electric hob and oven. Family dinners will be easily accommodated here, and further entertaining space is offered by the large adjacent conservatory which leads directly onto the rear garden via double doors.

Upstairs, the family bathroom features a generous shower enclosure, low-level WC, and pedestal wash basin. The second bedroom is a well-proportioned double that can also accommodate additional bedroom furniture, whilst the fitted airing cupboard houses the boiler. The principal bedroom offers excellent proportions and benefits from built-in storage, while the third bedroom provides space for a single bed and includes an over-stairs storage cupboard, making full use of the layout.

### OUTSIDE:

To the front, the property benefits from a driveway providing off-road parking, alongside a neat artificial lawn, offering a tidy and low-maintenance frontage, with the potential for further parking options. The larger than average rear garden can be accessed via the conservatory or the utility room, and features a substantial patio area

ideal for outdoor dining and entertaining. A gravel path leads through the majority of the garden, past landscaped and well stocked borders to a pond area, and a shed provides additional storage for tools and equipment. The garden can easily be adapted for low-maintenance living, perfect for those seeking an easy-care outdoor space, or re-established to lawn for a more family friendly space. The westerly aspect is sure to please buyers seeking afternoon and evening sunshine during the warmer months.

### 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 Good Outdoor mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

### LOCATION:

Located in a mature residential area within a short distance of rural walks, parks and Brookside Academy. Shoppers can enjoy the famous Clarks Village Factory Outlets and there is a wide choice 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 town also has a variety of pubs and restaurants to suit most tastes, as well as picturesque walks nearby. Paddington Line rail service available in Castle Cary, approximately 25 minutes drive away and Bristol Airport is approx. 45-50 minutes by car, via M5 J23 (20mins).

### 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.

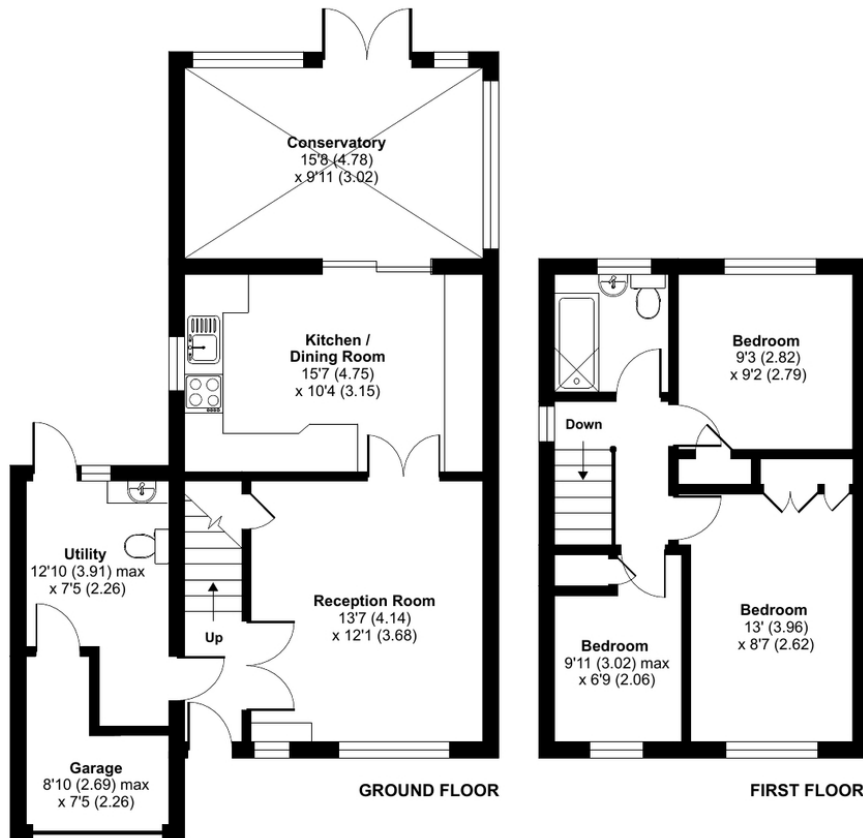




## Pine Close, Street, BA16

Approximate Area = 1084 sq ft / 100.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1382706

### STREET OFFICE

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