

Lias Road

Street, BA16 0QJ

COOPER
AND
TANNER



Asking Price Of £230,000 Freehold

A well-proportioned semi-detached home ideally positioned close to local schools and everyday amenities. Offered to the market with no onward chain, requiring a degree of modernisation and a large, low-maintenance garden as well as a generous driveway.

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ACCOMMODATION:

Upon entering the property, you're welcomed by an inviting hallway with a useful fitted cupboard providing storage. To the left, a staircase leads to the first floor, while to the right, a doorway opens into the main family reception room. This open plan living/dining room is a bright and airy dual aspect space, with large windows at both the front and rear, allowing an abundance of natural light throughout the day. From here, a doorway leads through to the kitchen.

The kitchen is both practical and well-designed, featuring a range of modern fitted units, stainless-steel drainer sink with a mixer tap, worktop space and room for freestanding appliances such as a cooker and fridge/freezer. A useful larder cupboard adds extra storage, while a side door offers access to the property's covered side passage, which includes two external storerooms, perfect for bikes, tools or seasonal items.

Upstairs, you'll find two generously sized double bedrooms, both filled with natural light and offering ample space for additional freestanding furniture. The larger of the two features a built-in storage cupboard for added convenience. The family bathroom has been tastefully updated and includes a modern double shower cubicle with both handheld and overhead fittings, along with a pedestal basin and WC.

OUTSIDE:

Externally, the front of the property offers a particularly generous driveway providing off-road parking suitable for both small and large vehicles (up to four average size cars). To the

side of the front entrance, a gated access leads through to the external storage rooms and beyond to the rear elevation. The back garden is a spacious, low-maintenance area, fully enclosed and ideal for outdoor dining, entertaining or relaxing upon the substantial patio, which can accommodate a wide range of outside furniture. Families and pet owners would have ample room to reinstate a lawn if required.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that Good external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

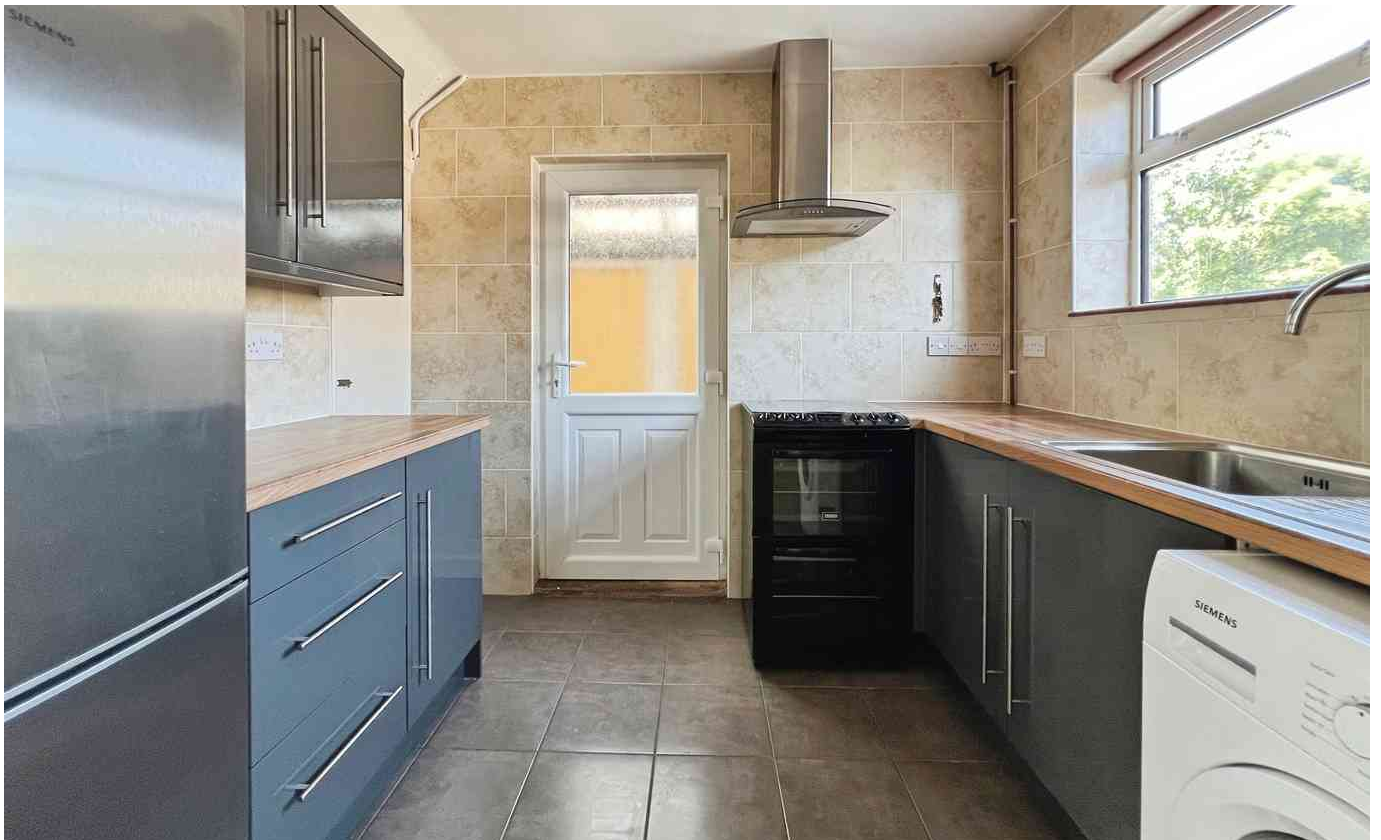
LOCATION:

Situated within a short walk of Brookside Academy, Street also provides good schooling at all levels including 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. 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 offers a variety of pubs and restaurants.

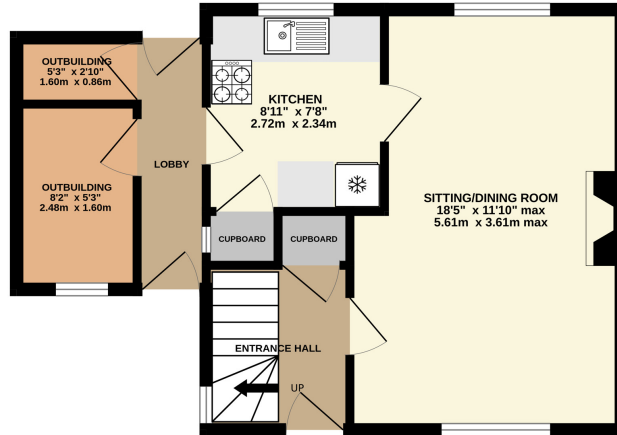
VIEWING ARRANGEMENTS:

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.





GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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