

Californian Parade

Street, BA16 0FZ

COOPER
AND
TANNER



Asking Price £320,000 Freehold

A particularly spacious end of terrace townhouse within this contemporary award winning development. Offering three double bedrooms and impressive open-plan living spaces, two bathrooms including master en-suite, garage, allocated parking and a generous family friendly rear garden.

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 3  2  2 EPC TBC

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ACCOMMODATION:

Undoubtedly one of the most popular designs on this award winning development of energy efficient homes, this contemporary townhouse offers light and particularly spacious accommodation throughout. Accessed principally from the front elevation, where the entrance is recessed for shelter from the elements. Here you'll find a useful external store cupboard and an up and over door to the single garage. Being positioned at the end of the terrace, affords a gated side path directly to the rear garden. The generous and welcoming entrance hall features stairs rising to the first floor, storage cupboard and doors opening to ground floor accommodation including the cloakroom and impressive kitchen/diner. The cupboard has been adapted to facilitate a washing machine and tumble dryer discreetly within. The kitchen comprises a comprehensive range of attractive fitted wall and base level cabinetry, including a centre island, with contrasting work surfaces and a drainer sink with mixer tap over. Integral appliances include a ceramic hob with electric oven below and cooker hood over. Further space is available for a tall fridge/freezer and dishwasher. Ample room is provided for a large table and chairs for family dining or entertaining, making this a sociable family friendly space. Large double doors open to the enclosed rear garden and there are some bespoke storage and display solutions found beneath the stairs, that are unique to this property.

From the first floor landing there is access to the well-proportioned second double bedroom which offers plenty of space for a large bed and free-standing wardrobes. The well appointed family bathroom has a modern white suite including bath with shower over, WC and pedestal wash basin. Completing the first floor is a naturally light living room of impressive proportions, with plenty of space for a wide range of seating, play area for children or work from home space, and the added benefit of a west facing balcony looking out over the communal green, offering the ideal spot to relax in the evening.

On the second floor landing is a particularly large walk-in storage cupboard, currently used as a wardrobe and further airing cupboard. Doors also lead to a larger than average third double bedroom and the impressive light and airy master bedroom. This enjoys ample space for a wide range of free-standing furniture and its own en-suite shower room.

OUTSIDE:

The rear garden can be accessed either from the large patio doors opening from the kitchen/diner, or from the side path which offers direct access avoiding the internal living space. This larger than average sized garden will suit busy families, offering a substantial decked area and pergola for entertaining, whilst the remainder of the plot features a level lawn for children and pets to enjoy some recreation space, bordered by some raised beds and attractive yet low maintenance shrubs. The substantial communal lawn at the front of the property also provides a sociable space for children to play and for dog walks. Allocated parking is found opposite the property and various visitor spaces cater for guests.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently rated D for council tax, within Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with one of the four major providers, whilst Ultrafast broadband is available in the area. A monthly service charge (currently £31) is payable for the upkeep of communal areas.

LOCATION:

Situated in this landmark development and overlooking an attractive communal green, within walking distance of all the amenities of the High Street and Clarks Village. Quality local schooling is provided by renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of the recently expanded industrial park on the edge of town and a choice of supermarkets and homeware stores are 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 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.





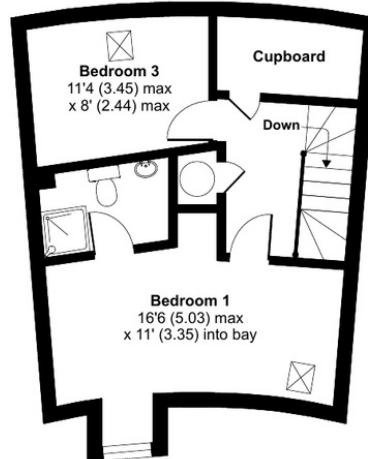
Californian Parade, Street, BA16

Approximate Area = 1462 sq ft / 135.8 sq m (includes garage)

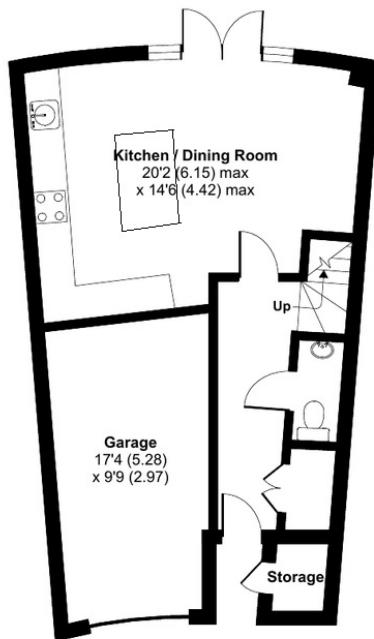
Outbuilding = 11 sq ft / 1 sq m

Total = 1473 sq ft / 136.8 sq m

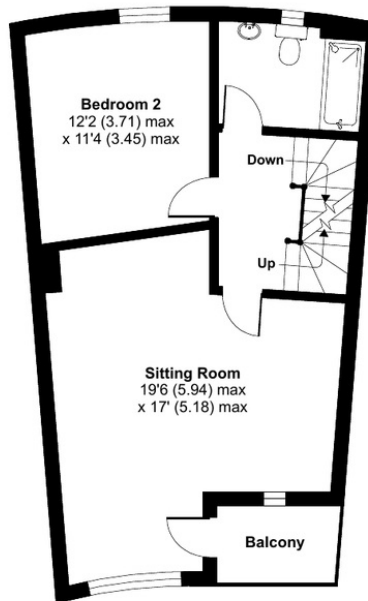
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Cooper and Tanner. REF: 904431

STREET OFFICE

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