

# High Street

Street, BA16 0ND

COOPER  
AND  
TANNER



**£315,000 Freehold**

A charming detached cottage, tucked away on a generous secluded plot set back from the High Street. Enjoy the benefit of this convenient central location without compromising on privacy, as well as superbly maintained accommodation.

# High Street Street BA16 0ND

 3  1  1 EPC F

## £315,000 Freehold

### ACCOMMODATION:

The property can be entered through any of three access points on the ground floor, with the primary entrance sheltered by a storm porch and opening into the main reception room, while there are two further doors opening to the kitchen. Accommodation on this floor comprises of: a large open plan living room / diner, filled with natural light and offering a wonderfully sociable space that can comfortably fit a wide range of seating and dining furniture; and a well appointed kitchen with dual aspect windows and doors opening to the garden. The living area benefits from a traditional stone open fireplace, whilst the kitchen has been recently updated with a stylish range of wall and base level cabinetry, contrasting worktops, a one and a half bowl drainer sink and space for a range of freestanding under counter appliances. Moving to the first floor you'll find three bedrooms and the family bathroom, all accessed from the landing. Two of these are comfortable double rooms, with the third being a large single room or office to suit. The well proportioned bathroom cleverly utilises the space to provide both a bath and separate shower cubicle, as well as WC and pedestal wash basin. Whilst the internal spaces have been sympathetically modernised and maintained with neutral colour schemes, some character features have been retained or reinstated, including cottage style internal doors, some replacement uPVC sash style windows and partially exposed ceiling beams.

### OUTSIDE:

Whilst the charming location and interior of this property offer much to appeal to a wide range of buyers, the surprisingly generous and secluded gardens are also a real selling feature of this home, and must be explored to be fully appreciated. The south-westerly facing front elevation, is laid in part to patio, providing a sheltered terrace to soak up any afternoon sunshine, complimented by a small lawn with bordering shrubs. The majority of the garden then extends from the south-easterly facing side elevation, formed from a variety of landscapes to suit any number of uses. French style double doors open from the kitchen, to another small patio area ideally suited for

your morning coffee. Beyond this a pathway leads through a rockery, towards the summerhouse which could provide a hobby space or home office as required. A generous lawn at the bottom half of the plot, offers a lovely recreation space for pets or children, with a further useful garden shed at the end of the garden.

### SERVICES:

Mains electric, water and drainage are connected, and economy 7 electric heaters are installed. The property is currently banded C for council tax within Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with two major providers, whilst Ultrafast broadband is available in the area. A further range of material information can be found within our online listings of this property, or on request from our Street office.

### LOCATION:

Perfectly situated for pedestrian access to convenience stores, bus routes, restaurants, cafes and health/leisure facilities all within a short walk. Nearby secondary schools include the renowned Millfield Independent Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village and you'll find a wide variety of supermarkets and 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. A good selection of pubs and restaurants will cater for 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 minutes by car, via M5 J23.

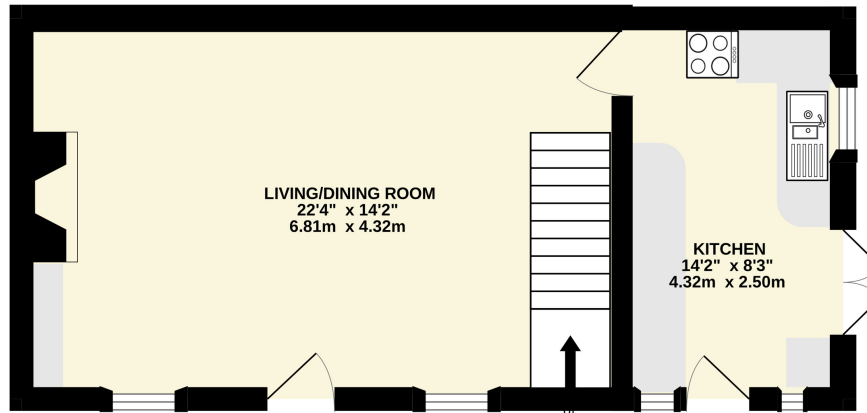
### VIEWING ARRANGEMENTS:

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.

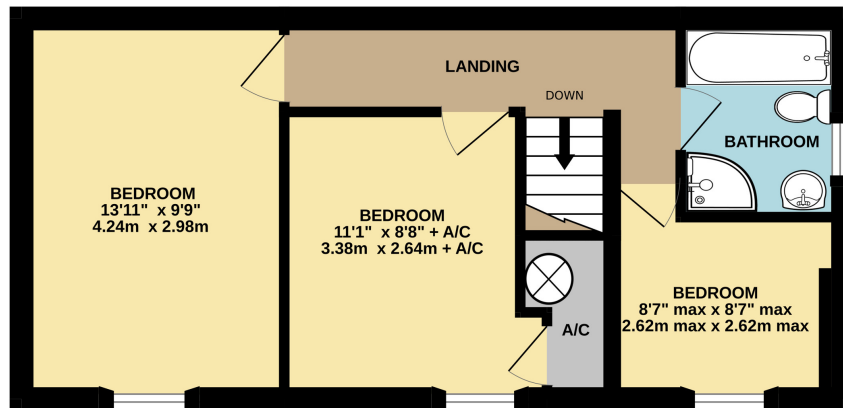




## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 914sq.ft. (84.9 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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### STREET OFFICE

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