

Moccasin Way

Street, BA16 0GS

COOPER
AND
TANNER



Asking Price Of £310,000 Freehold

A spacious modern and efficient home with a generous family friendly garden, garage and allocated parking, located on the award winning Houndwood development within a short walk of the High Street and Clarks Village.

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 4  1  2 EPC B

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ACCOMMODATION:

This attractive contemporary home is accessed primarily via the front elevation, where a storm porch shelters the main entrance. Stepping inside, you're greeted by a practical vestibule - ideal for storing coats and shoes - with an internal door leading into the main living accommodation. The spacious and light-filled living room features floor-to-ceiling windows that flood the space with natural light. A staircase rises to the first floor, with a convenient storage cupboard tucked beneath. There's ample room for a variety of seating arrangements and display furniture, making it a comfortable and versatile space for relaxing or entertaining. Double internal doors open into the bright and airy open-plan kitchen/diner—perfect for family meals or hosting guests. Large double doors provide seamless access to the rear garden, enhancing the indoor-outdoor living experience. The kitchen is fitted with a range of matching wall and base units, complemented by roll-edge work surfaces and a drainer sink with mixer tap. Integrated appliances include a four-ring gas hob, electric oven, and overhead cooker hood. Adjacent to the kitchen, the utility room offers additional base units and worktop space, along with housing for the central heating boiler and plumbing for a washing machine. A separate cloakroom is conveniently accessed from here, completing the ground floor layout.

Upstairs, the landing provides access to the loft and a generous airing cupboard, with doors leading to all first-floor rooms. The family bathroom is well-appointed with a modern white suite including pedestal wash basin, W/C and a bath. The property boasts four generously sized bedrooms, three of which comfortably accommodate double beds and accompanying furniture. Bedrooms one and two are particularly spacious, with the master bedroom enjoying the added benefit of a private en-suite shower room with an impressive walk-in double shower enclosure.

OUTSIDE:

An allocated parking space is found a few meters away at the end of the terrace and a generous single garage provides ample storage, a workshop, hobby space or additional secure parking as required. The good size rear garden is accessed from the utility room or kitchen/diner which both open on to the large artificial lawn, providing versatile recreation or outdoor entertaining space to suit your needs. A patio area at the far end of the plot,

offers a sunny spot in which to relax, as well as hard standing for the generous size timber shed/workshop in situ. The plot is fully enclosed with high level panel fencing to all sides, making the garden particularly child and pet friendly.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas fired central heating is installed. The hot water cylinder has been upgraded in 2025 and a ten panel, 4.2KW photovoltaic solar system are complimented by 5.8KW of battery storage. The property is currently banded D 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. An annual service charge of approximately £290 is payable for upkeep of communal areas.

LOCATION:

Located on the popular Houndwood development, just a short walk from the town centre and various green spaces. Shoppers can enjoy the variety offered by the High Street complimented by Clarks Village Factory Outlets. You'll find a wide array of supermarkets and homewares stores within a short drive too. 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 to cater for most tastes and budgets. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College.

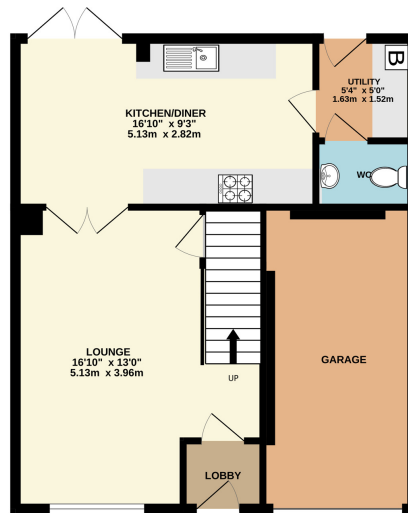
VIEWING ARRANGEMENTS:

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.

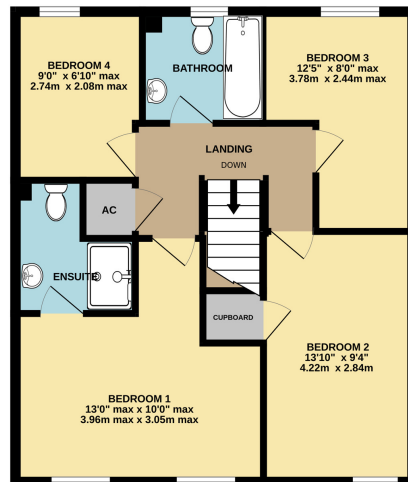




GROUND FLOOR



1ST FLOOR



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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