

Merriman Road

Street, BA16 0JB

COOPER
AND
TANNER



Asking Price Of £320,000 Freehold

A beautifully presented three bedroom period home situated in a sought-after part of Street, a short walk from the High Street and overlooking Merriman Park. This fabulous property has been updated by the current owners whilst retaining some wonderful character features.

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 3  2  1 EPC C

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ACCOMMODATION:

An attractive period property of Blue Lias Stone which is located conveniently near the High Street and a huge range of facilities. The property has been tastefully and comprehensively updated, retaining some character features and offering a purchaser a move in ready home, sure to appeal to most.

The accommodation briefly comprises an entrance hall and stairs to the first floor with a storage area for coats and shoes beneath; a second reception room with a feature fireplace, exposed wooden floorboards and an outlook across Merriman park. Whilst this is currently used as an office, it would also provide an ideal play room, snug or formal dining room. The larger sitting room enjoys a lovely aspect through French doors to the rear garden and a chimney breast with wood-burning stove creating a super focal point. The kitchen/diner is found at the rear of the house and offers a comprehensive range of stylish wall and base units with wood effect work surfaces over, ceramic drainer sink, an integrated oven and induction hob. Whilst at the far end is plenty of space for a dining table as well as access to the garden through large sliding doors. Completing the ground floor is a separate utility room with work surfaces, Belfast style sink and space for a washing machine, tumble dryer and additional fridge.

To the first floor there is a spacious landing typical only of this style and era of build locally. This is currently utilised as storage space, but could be a small office/study space. From here there are three good size bedrooms, two of which are generous double rooms, and a contemporary bathroom with a bath and shower over, integral flush WC and wash basin upon vanity unit.

OUTSIDE:

At the front elevation our vendors have created off-road parking for two cars over recent years, ensuring the property is sure to suit a

variety of buyers including families, first time buyers or those looking to downsize. The rear garden provides a secure child and pet friendly space, fully enclosed yet offering relatively little maintenance. The majority is laid to level lawn, with a patio/seating area providing space to entertain and a timber shed to store garden furniture/tools. There is access from the rear of the garden to a footpath leading back onto Merriman Road, providing useful external access for bikes etc. Comprehensive external storage has been created by a range of low level booths as well as a log store.

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 internal mobile coverage is likely with two major providers, whilst Ultrafast broadband is available in the area.

LOCATION:

Located opposite picturesque Merriman Park and within a very short walk of the High Street. Shoppers enjoy the added bonus of Clarks Village Factory Outlets and there is a choice of five supermarkets within a short drive. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College whilst Hindhayes primary school is also a short walk away. 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 fabulous variety of pubs and restaurants to choose from.

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 (barring adverse weather).

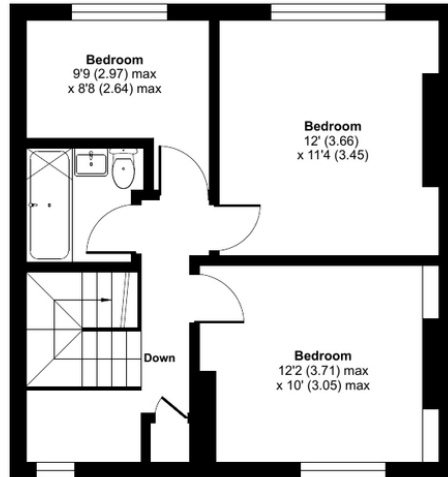




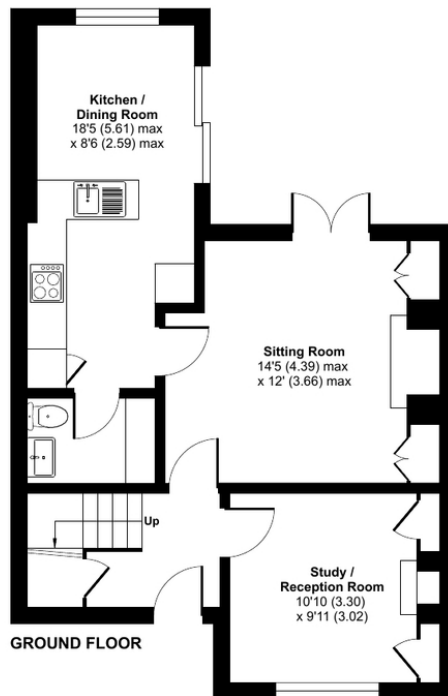
Merriman Road, Street, BA16

Approximate Area = 999 sq ft / 92.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1168386

STREET OFFICE

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