

# Elgin Grove

Street, BA16 0FS

COOPER  
AND  
TANNER



## Asking Price Of £375,000 Freehold

A contemporary townhouse boasting one of the larger designs on this popular development, affords this family home genuinely spacious and versatile accommodation, presented in good order and in a convenient location within a short walk of the High Street. Offered with no onward chain.

# Elgin Grove Street BA16 0FS

 4  3  2 EPC C

## Asking Price Of £375,000 Freehold

### ACCOMMODATION:

The property is entered principally via the main front entrance, which is recessed to provide a storm porch, whilst rear access can also be found via a side gate. A ground floor reception hall provides access to an 'office' at the front of the house, offering a ideal work from home or study space, or even a fifth bedroom if required. A cloakroom with WC and wash basin serves the ground floor accommodation, and a cupboard beneath the stairs has useful storage space for coats, shoes and household items. Friends and family can be hosted easily in the large sociable open-plan kitchen-diner found at the rear of this floor, with double doors opening directly to the rear garden. The kitchen itself features a range of modern fitted wall and base units with wood effect work surfaces and a one and a half bowl drainer sink over. Integral appliances include a fridge/freezer, dishwasher, washing machine and gas hob with oven below and cooker hood over.

Moving to the first floor you'll find a spacious and naturally bright living room with triple aspect windows and double doors opening to the generous roof terrace. Relax with an evening meal or entertain your friends year-round upon this fabulous rooftop garden, with a pleasant aspect out over one of the communal green spaces. There are two bedrooms on this level, both of which can accommodate double beds if required and are served by a well appointed bathroom with shower over bath, WC and pedestal wash basin.

On the top floor, a remote controlled Velux window allows natural light to flood the space and there are two good size double bedrooms, with the primary suite enjoying dual aspect windows and direct access to an ensuite shower room, also with WC and wash basin.

### OUTSIDE:

Secure parking is provided by a double garage with twin up and over doors opening at the front elevation, also providing suitable workshop/gym/storage space as required. The rear garden has been landscaped by our client, to provide an attractive and vibrant space for hosting guests, while requiring relatively little ongoing maintenance. A thoughtfully selected range of hardy shrubs, perennial flowers and trees offers a pop of colour to the borders as well as ambient outdoor lighting, with paved patio and gravel areas for seating, and a stunning

contemporary water feature creating a calming atmosphere in which to unwind. The plot is secure for those with pets or children, with close board timber fencing enclosing to all sides.

### SERVICES:

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

### LOCATION:

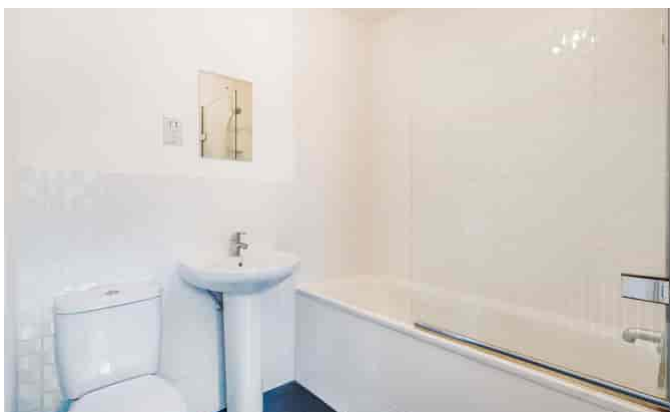
Located on the edge of the highly regarded Houndwood development, just a short, mainly level walk from the town centre and a number of parks and green spaces. Shoppers enjoy the added bonus of Clarks Village close by and there are a selection of supermarkets and homewares stores within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The village also has a variety of pubs and restaurants to suit most culinary tastes. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College.

### AGENT'S NOTE:

Our vendor advises there is an annual maintenance charge of £296.27 for the upkeep of communal areas. The development has an active community group to discuss various aspects of maintaining the area and local events. For additional material information, please refer to our online listings on Rightmove, OnTheMarket.com and CooperandTanner.co.uk, or ask a member of our team.

### 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).





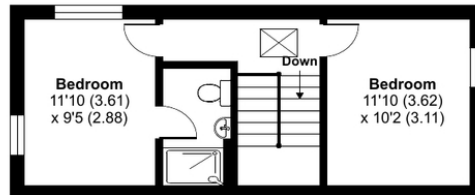




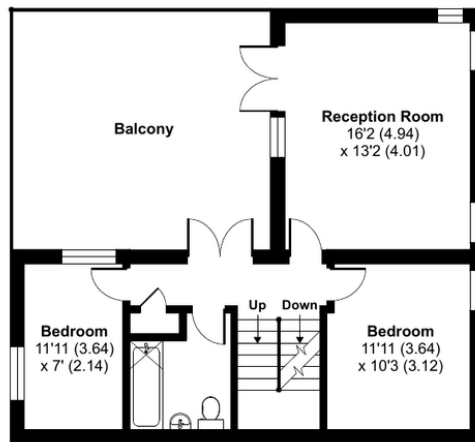
## Elgin Grove, Street, BA16

Approximate Area = 1823 sq ft / 169.3 sq m (includes garage)

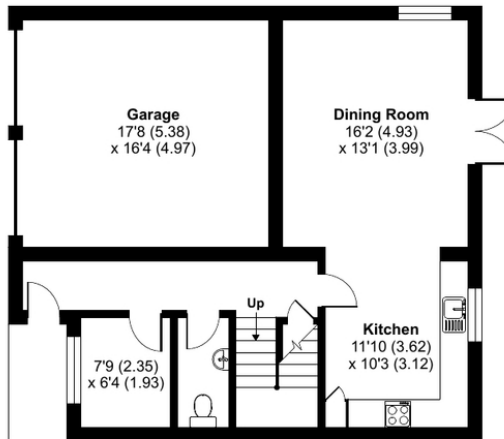
For identification only - Not to scale



SECOND FLOOR



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: 1188628

### STREET OFFICE

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