

# Leigh Road

Street, BA16 0HD

COOPER  
AND  
TANNER



## Asking Price Of £286,000 Freehold

This generously proportioned 1960's home is situated conveniently at the heart of Street, ensuring a wide range of amenities are within a reasonable walk. The property benefits from extended living accommodation, parking and a garage, and whilst has been well cared for, now offers scope to modernise.

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 3  2  1 EPC C

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### ACCOMMODATION:

Accessed via entrance porch to front elevation, side door to the kitchen, or the double doors to the secondary living area at the rear. The reception hall features stairs to the first floor with storage void beneath, and doors opening to the ground floor living accommodation, as well as a cloakroom with WC and wash basin. The spacious and naturally light sitting room can host a wide range of seating and has a traditional brick fireplace at its focal point (electric fire). The well proportioned open-plan kitchen/diner is sure to please buyers seeking sociable entertaining spaces, or families with young children wanting free flowing accommodation. The kitchen includes a range of fitted base units with worktops, eye level display cabinets, a drainer sink and space for a freestanding cooker and fridge/freezer. The single storey extension flows seamlessly from the dining area, to either provide one large dining/kitchen/family space, or the potential for use as a playroom, office or defined second reception room, enjoying a pleasant outlook to the gardens. Moving to the first floor, you'll find a functional bathroom with three piece suite including bath and, unusually, three excellent size double bedrooms, ensuring there is room to grow with this super family home.

### OUTSIDE:

The attractive frontage is gated and fenced, meaning a safe buffer for children and pets, laid to a combination of chippings and fixed patio, dotted with mature shrubs and hardy flowers. An access path continues down the side of the property, leading to the rear garden. Separate vehicular access leads to a driveway for up to three cars at the rear, as well as the single garage. The rear garden is of good proportions and landscaped in a similar manner to the front, for ease

of maintenance and providing great spaces for outdoor seating to soak up the afternoon and evening sunshine this westerly aspect provides. Flowerbed borders and a small deck to one corner, provide interest to gardeners, who will also appreciate the additional storage offered by a garden shed.

### 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 external coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

### LOCATION:

Located near the heart of Street within a very short walk of Merriman Park, Hindhayes School, Jabberwocky Nursery, Vine GP Surgery and all the facilities the High Street offers. Shoppers enjoy the added bonus of Clarks Outlet Shopping Village and there is a wide variety of supermarkets, DIY and homewares stores within a short drive. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College. Street is also well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town enjoys a fabulous range 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.





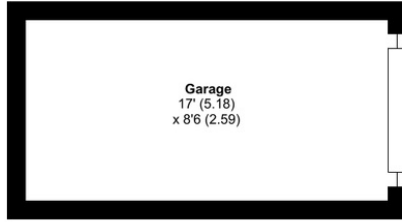
## Leigh Road, Street, BA16

Approximate Area = 1134 sq ft / 105.3 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1279 sq ft / 118.7 sq m

For identification only - Not to scale



**GARAGE**



**GROUND FLOOR**

**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Cooper and Tanner. REF: 1138191

### STREET OFFICE

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