

# Grange Road

Street, BA16 0AY

COOPER  
AND  
TANNER



## Guide Price £265,000 Freehold

Positioned in a sought after part of Street and presenting a fantastic opportunity to acquire a spacious three double-bedroom end of terrace home with no onward chain and significant potential for renovation and personalisation to create a forever family home with a generous garden and off road parking.

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### ACCOMMODATION:

The property is accessed via the main entrance positioned on the side of the building, which can be reached both from the front pedestrian gate, and the parking area to the rear of the property. This opens to a welcoming entrance hallway that connects the main living spaces on the ground floor. There are three reception rooms, each offering versatility and potential for various uses. The front reception room would make an ideal living room with a smaller room just off the entrance that could be used as an office space. The third reception room to the rear serves as a spacious dining room enjoying views over the rear garden. Positioned at the back of the house, the spacious kitchen provides direct access to the rear garden via a back door, and currently comprises a range of fitted wall and base level cabinetry with worktops over, a drainer sink and space for a range of appliances including a range style cooker.

On the first floor are three generously sized bedrooms all served by a large family bathroom that could certainly be reconfigured to incorporate a four piece suite if required. Two of the bedrooms feature decorative fireplaces, adding a touch of period charm that reflects the property's character. Each room benefits from good natural light and offers flexibility for the needs of a growing family.

While the house is in need of comprehensive modernisation, the overall layout, generous proportions and traditional features, make this an increasingly rare and appealing project for anyone seeking a property with great potential in a desirable Somerset location. This is an excellent opportunity for buyers looking for a spacious and period home that they can truly make their own.

### OUTSIDE:

Beyond the rear garden, there are three allocated parking spaces which is a rare and highly convenient feature for a property of this style and central location. The generous garden itself offers a

outdoor space with plenty of scope for landscaping, planting or use as a recreation and entertaining space, with the benefit of a level lawn and secluded patio area already in situ.

### LOCATION:

The property sits within a sought after no-through road, close to Clarks Village and the High Street, whilst there are a wide variety of supermarkets and homewares stores within a short drive. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College which are all within a short walking distance. 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, all within a 5-10 minute walk.

### SERVICES:

Mains gas, electric, water and drainage are connected. 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.

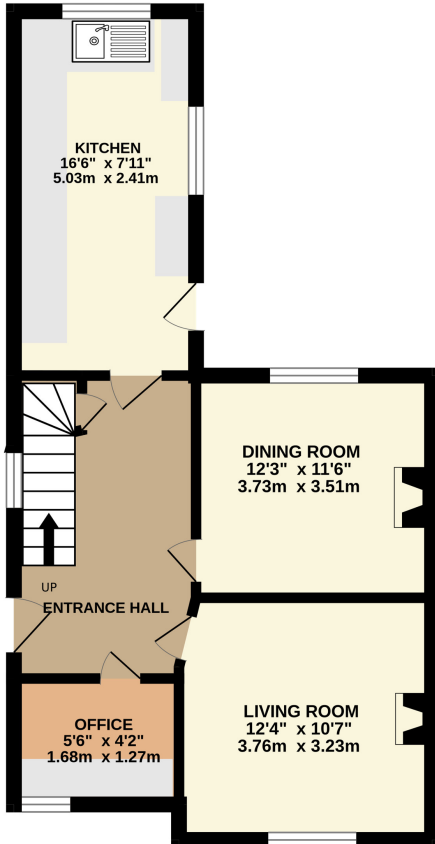
### VIEWING ARRANGEMENTS:

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.

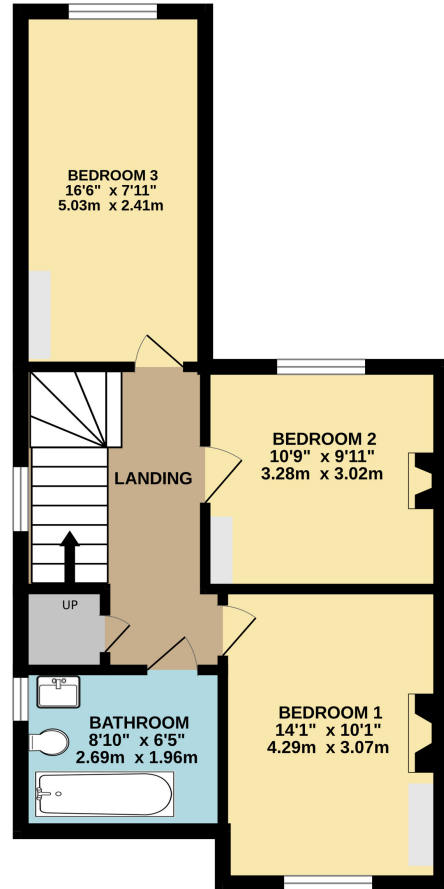




GROUND FLOOR



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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**STREET OFFICE**

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