

# Woods Road

Street, BA16 9PS

COOPER  
AND  
TANNER



## Asking Price Of £232,000 Freehold

A well-proportioned end-of-terrace home offering open-plan living with modern fixtures, two generous double bedrooms and a large enclosed corner-plot garden, set within an established residential area, ideal for first-time buyers or investors. No onward chain.

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### ACCOMMODATION:

Entering the property via the front door, you are welcomed into an entrance hallway which provides useful storage space for coats and shoes, along with a further under-stairs cupboard offering additional practicality. Stairs rise to the first-floor landing, while a doorway to the right opens into the main living space.

The open-plan sitting room / kitchen / dining area is a bright and airy room, benefitting from a dual-aspect which allows natural light to flow throughout the space. The sitting area offers a comfortable setting for relaxation, seamlessly flowing into the kitchen and dining area.

The kitchen is well arranged with ample work space comprised of solid oak counter tops, including a breakfast bar. There is an integral electric oven and hob with stainless steel splashback and extractor hood over, space for additional appliances, and a useful pantry cupboard providing further storage. A door from the kitchen gives direct access to the outside space.

To the first floor, the landing leads to two well-proportioned double bedrooms and the family bathroom. The bathroom is fitted with a modern white suite including a low-level WC, wash hand basin and double width shower cubicle. The second bedroom enjoys views over the rear garden, while the principal bedroom is particularly spacious, positioned to the front of the property and benefits from an over-stairs storage cupboard, ideal for wardrobe or additional storage use.

### OUTSIDE:

From the pavement, a pathway leads to the front of the property where there is a front garden, predominantly laid to lawn, bordered by mature shrubs and with steps rising to the main entrance.

Accessed from the kitchen, the generous rear garden is predominantly laid to lawn with a patio seating area to one corner, making it ideal for outdoor

entertaining, as well as a family friendly space for children and pets. The garden also benefits from two useful storage rooms with worktop space, offering excellent potential for use as workshops, hobby rooms or general storage. The wrap-around nature of this plot, provides obvious potential to extend (subject to any relevant consent).

To the side of the property is a separate enclosed gravelled area with gated side access. This versatile space could be used for additional seating, a hot tub or simply further storage, adding to the overall versatility of the outside space.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded B 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.

### LOCATION:

Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strade College. Shoppers can enjoy the wide selection of outlets at Clarks Village and there is a range of supermarkets and homewares stores within a short drive (Sainsbury's being 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 has a variety of pubs and restaurants to cater for most tastes and budgets, whilst there are lovely countryside walks just a short stroll from the property..

### VIEWING ARRANGEMENTS:

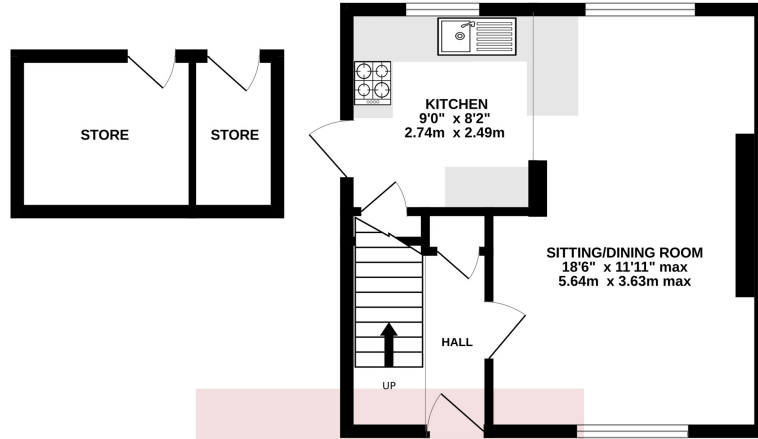
Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.



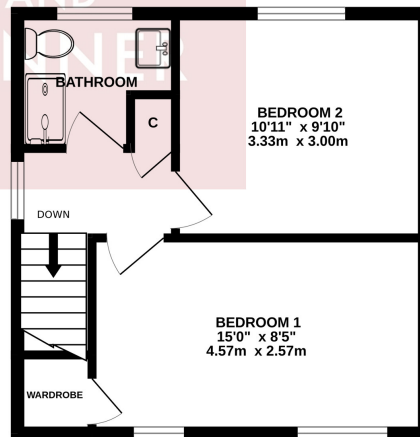




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 678sq.ft. (63.0 sq.m.) approx.

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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