

Grange Avenue

Street, BA16 9PD

COOPER
AND
TANNER



Asking Price Of £225,000 Freehold

A bright and well-presented semi-detached home, conveniently situated within a short walk of Clarks Village. Offering three good size bedrooms, modern kitchen and shower room, recently created off-road parking and no onward chain. An ideal buy to let, first time buy or downsize.

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ACCOMMODATION:

The main entrance at the side of the property, opens into a cleverly designed reception hall, which maximises use of the space with a range of fitted shelving and storage for shoes and coats. Stairs rise to the first floor from here, and a door opens into the ground floor living space. This comprises a spacious and naturally light sitting / dining room with a traditional brick fireplace and a separate kitchen with a modern range of fitted wall and base cabinets, work surfaces and integral oven, hob and cooker hood. A rear door from here, provides direct access to the garden. Completing the ground floor is the well appointed shower room featuring a modern suite in white to include WC, wash basin and enclosed shower cubicle.

On the first floor, you'll discover an unusually spacious landing area, flooded with natural light from the large side facing window, as well as a large fitted store room within the eaves. Doors open to three good size bedrooms, comprised of two generous double rooms and a larger than average third single room. The property has benefited from a recent programme of decoration and new carpets throughout, offering the chance for the new owner to simply move in and personalise.

OUTSIDE:

In addition to the internal works recently completed, our vendor has had off-road parking installed at the front elevation, ensuring the property is suited to families and professionals alike. An access path leads not only to the main entrance, but continues toward the rear courtyard, which has also benefited from new boundary fencing. This manageable

space is ideal for buyers looking for a private space in which to relax, without the need for regular maintenance.

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 internal mobile coverage is likely with two major providers, whilst Ultrafast broadband is available in the area. A further range of material information is available on request, or within the interactive report found within the photoreel on our online listings.

LOCATION:

Situated within a short walk of the heart of Street which provides a wide range shops, cafes and the famous Clarks Village Factory Outlets. There is also a wide choice 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 town also has a variety of pubs and restaurants to suit most tastes, as well as picturesque walks nearby. Paddington Line rail service available in Castle Cary, approximately 25 minutes drive away and Bristol Airport is approx. 50 minutes by car, via M5 J23 (20mins).

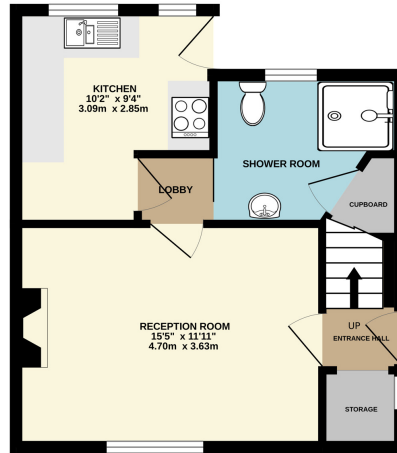
VIEWING ARRANGEMENTS:

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.

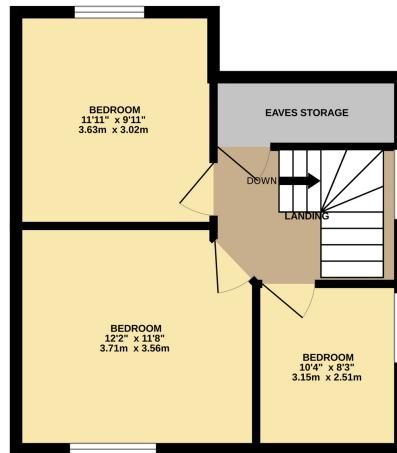




GROUND FLOOR



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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