

Curator Rise

Street, BA16 0GF

COOPER
AND
TANNER



Asking Price Of £345,000 Freehold

A spacious modern townhouse on the edge of this popular contemporary development, within a mostly level walk of Clarks Village and benefitting from further improved energy efficiency from the recently installed solar panels and battery storage. No onward chain.

Curator Rise Street BA16 0GF

 4  1  3 EPC B

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ACCOMMODATION:

The property is entered at the ground floor, where you'll find the main entrance recessed for shelter, with additional access to a secure external store cupboard. The reception hall provides a wealth of further storage options, with three full height fitted cupboards. Doors open to a versatile fourth bedroom, which could also provide additional living space or an office as required. Guests occupying this room will also have access to a fully equipped shower room on this level, and a well appointed utility room with a range of fitted base units, work surfaces and provisions for laundry appliances. Access to the rear garden is found both from the utility room and via double doors in the fourth bed/reception room.

The main living areas are situated on the first floor, comprising: a bright and spacious sitting room with two nearly full height windows and ample space for a wide range of seating options; and a light and airy open-plan kitchen/diner which is ideal for both entertaining and family dinners. The kitchen features a range of fitted wall and base level cabinetry with wood effect work surfaces, a one and a half bowl drainer sink, integral gas hob with electric cooker below and extractor hood over. A cloakroom with WC and wash basin, also serves this floor.

Moving to the second floor there are three bedrooms, comprising of a particularly generous primary bed with ensuite shower room and two large windows capturing plenty of natural light, accompanied by two further rooms that can be used as either large singles or cosy double bedrooms. A well appointed family bathroom on this floor, completes the internal accommodation and provides excellent facilities for busy or growing families.

OUTSIDE:

Off road parking for one car is provided immediately in front of the property, and here an electric car charging point has been installed next to the entrance to the integral single garage. The enclosed rear garden benefits

from a westerly aspect, soaking up any afternoon and evening sunshine during the warmer months and also features a rear access gate for easier maintenance of the plot. The garden offers a reasonable size lawn ideal for children and pets to play, as well as a patio spanning the rear elevation for outdoor furniture. In our opinion this presents a practical yet relatively low maintenance space that is sure to appeal to sunseekers.

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 one major provider, whilst Ultrafast broadband is available in the area. A full 16 panel photovoltaic solar panel system was purchased by our client and installed in July 2024 with accompanying 5KWH battery. For additional material information, please enquire with our team, or see the live information pack available on our online listings.

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.

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.





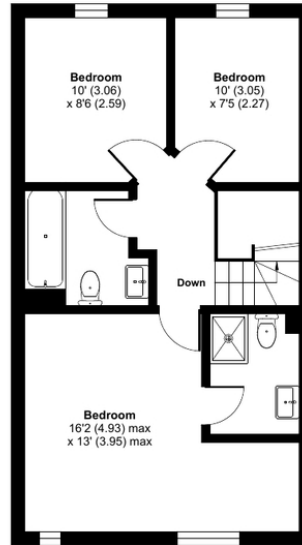
Curator Rise, Street, BA16

Approximate Area = 1320 sq ft / 122.6 sq m

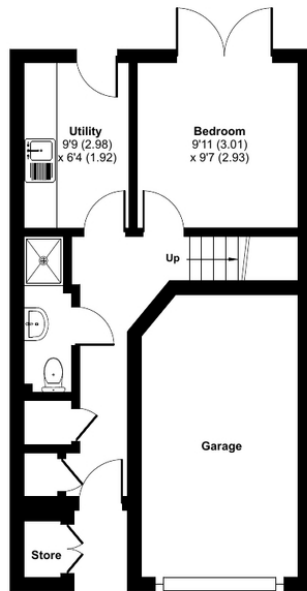
Outbuilding = 7 sq ft / 0.6 sq m

Total = 1327 sq ft / 123.2 sq m

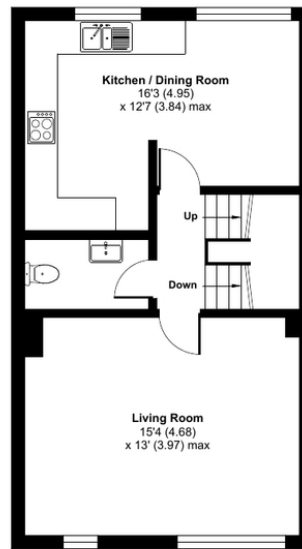
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST 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: 1190771

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