

# Moorland Road

Street, BA16 9SJ

COOPER  
AND  
TANNER



## Asking Price Of £270,000 Freehold

A superbly presented modern home in this popular residential area on the edge of Street, near lovely countryside walks, yet within easy reach of The High Street. An extended sun room/diner, garage, driveway for at least three cars and a stylish interior, make this a must view.

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 3  1  1 EPC C

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### ACCOMMODATION:

Presented in excellent order throughout, including some premium fixtures such as a fabulous oak staircase and attractive tiled flooring, this well-proportioned home is ready for its new owners to move in, unpack and enjoy their new abode with minimal fuss. Internal accommodation briefly comprises: an entrance hall with access to a storage cupboard beneath the stairs; a ground floor cloakroom with flush WC and wash basin; well appointed kitchen with a good range of fitted wall and base units, one and a half bowl drainer sink, integrated eye level oven/grill and gas hob; the spacious L-shaped lounge/diner provides comfortable living space for growing families with sliding doors open into the sun room at the rear, which provides a fabulous additional reception or entertaining space, filled with natural light.

On the first floor there are three bedrooms, the principal room being particularly generous in proportions and featuring space for a large wardrobe. The stylish modern bathroom has attractive tiling throughout and a white suite comprising close coupled flush WC, wash basin over fitted vanity unit and a large walk-in shower cubicle.

### OUTSIDE:

The property benefits from equally useable spaces at both the front and rear elevations. Being set back nicely from the road allows a larger than average front garden laid mostly to lawn, but also enjoying a terrace to soak up the afternoon and evening sunshine, whilst the rear garden provides a secluded and fully enclosed entertaining space laid entirely to patio for ease of maintenance and maximum seating area. Parking

provisions are aplenty here, with a driveway comfortably fitting three cars and an additional single garage for useful storage.

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

### LOCATION:

Located within a comfortable walking distance of some lovely countryside walks, parks and schools including Millfield Senior School, Crispin School and Strode College (within 20 minutes). Shoppers enjoy the added bonus of Clarks Village Factory Outlets as well as the thriving High Street just a 10 minute walk away. There is also a wide choice of supermarkets, DIY 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. A great selection of pubs and restaurants caters to most tastes and budgets.

### 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.





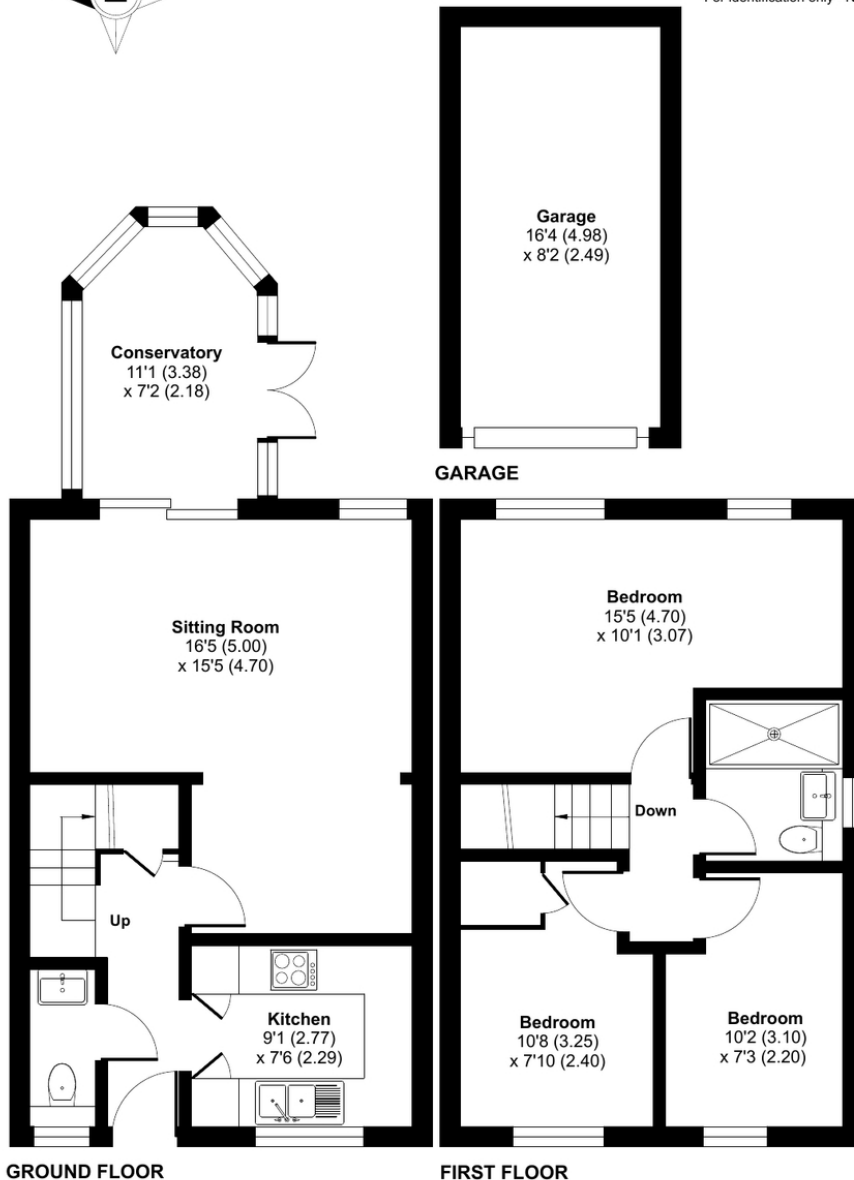
# Moorland Road, Street, BA16

Approximate Area = 851 sq ft / 79 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 984 sq ft / 91.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1141050

## STREET OFFICE

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