

Forth Close

Street, BA16 0JZ

COOPER
AND
TANNER



Asking Price Of £379,950 Freehold

A tastefully presented and well-proportioned detached family home within a favoured residential cul-de-sac on the edge of Street, backing onto woodland and boasting a beautifully arranged, secluded rear garden, brand new kitchen and bathrooms.

Forth Close Street BA16 0JZ



3



2



2

EPC C

Asking Price Of £379,950 Freehold

ACCOMMODATION:

This beautifully presented detached home presents a 'turn-key', move in ready home for the incoming purchaser, being tastefully resented throughout and benefiting from recent renovation of the kitchen and both bathrooms. The front entrance is sheltered by a canopy and opens in to a reception hallway from which stairs rise to the first floor and doors open to: a cloakroom with flush WC and wash hand basin; a well-proportioned living room with two front facing windows affording plenty of natural light and a feature fireplace creating a pleasant focal point. An under stairs cupboard provides useful storage and an archway leads through to the separate dining room, which offers the ideal space for entertaining or family meals. Sliding double doors open to a fabulous conservatory with double glazed roof, allowing year round use as additional reception room. Completing the ground floor is a well appointed kitchen with a comprehensive range of attractive fitted wall and base units, composite work surfaces with an undermounted sink, integral drainage and mixer tap. Integral appliances include an eye level electric oven/grill, gas hob and cooker hood over.

The first floor landing features loft access, an airing cupboard and doors opening to: the well proportioned family bathroom comprising a modern suite in white to include flush WC, pedestal wash basin and bath with shower over. The three tastefully presented bedrooms include a generous size single room and two further good size double bedrooms. The master of which includes a comprehensive range of fitted wardrobes and its own en-suite shower room with flush WC, wash basin and corner shower cubicle.

OUTSIDE:

This property is positioned on not only the edge of this favoured residential area, but on the edge of Street itself, backing onto an area of woodland providing great privacy. The plot is predominantly laid to a central lawn, offering great recreation space for families, whilst horticulturally minded buyers will appreciate the fabulous array of well tended mature shrub and flower borders. Those who like a garden social gathering have two patios to

choose from, providing both a shady and sunny spot depending upon your preference and time of day. Off road parking is provided for at least two cars on the front driveway, which leads to the up and over door at the front of the garage. This space includes an external sink along with electric and lighting. Access to the rear garden is provided via the personnel door at the rear of the garage and via the side entrance. This tastefully presented and well proportioned home must be viewed to be fully appreciated both inside and out.

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 service checker states that Good external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

LOCATION:

Located on the western edge of Street, just a short walk from Brookside Academy. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village and there are a wide selection of supermarkets as well as homeware 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, and scenic walks within the surrounding countryside.

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.





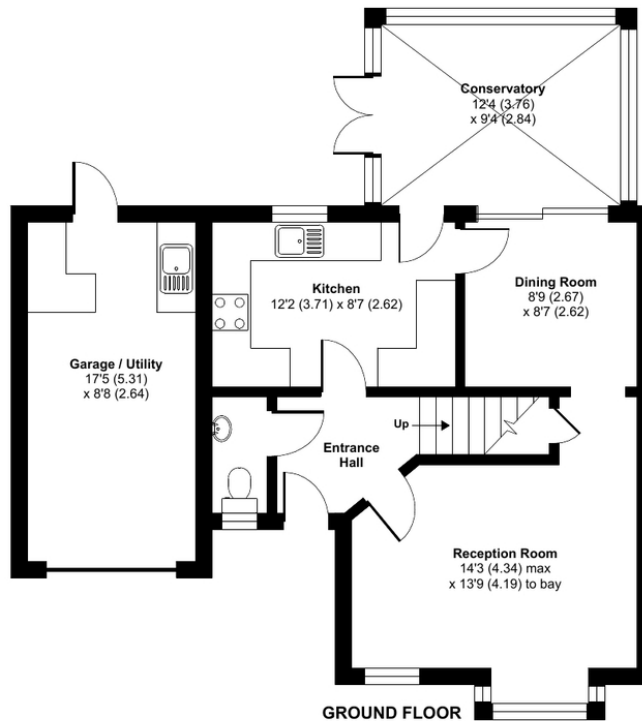
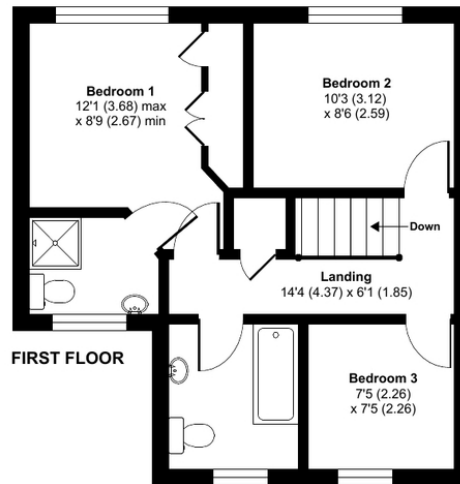
Forth Close, BA16

Approximate Area = 1023 sq ft / 95 sq m

Garage = 151 sq ft / 14 sq m

Total = 1174 sq ft / 109 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 993076

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

