

# Westacre

Street, BA16 0UG

COOPER  
AND  
TANNER



## Asking Price Of £400,000 Freehold

This well proportioned and much loved family home, now seeks a growing family to enjoy the sought after cul-de-sac position on the Western edge of Street, within a short stroll of Brookside Academy. South facing garden, generous parking provisions and flexible accommodation make this a must view property.

Westacre  
Street  
BA16 0UG

 4  2  1 EPC C

## Asking Price Of £400,000 Freehold

### ACCOMMODATION:

Entering through the primary entrance at the front elevation, leads you into an inviting initial reception hall, from which stairs rise to the first floor and doors open to a cloakroom with WC and wash basin, serving the ground floor, as well as the living accommodation. The generous and naturally bright sitting room features a traditional stone fireplace, now fitted with a modern electric fire, and a door links to the separate dining room which offers the flexibility of a formal dining space, play room or second lounge as required. Glazed double doors open from here to a sun room at the rear, providing additional entertaining space that can flow out into the garden during the warmer months. The attractive shaker style kitchen combines elegance with practicality, and features a range of fitted wall and base units with wood effect worktops and a one and a half bowl drainer sink with mixer tap. Space is provided for freestanding appliances such as a cooker, dishwasher and fridge/freezer. The separate utility room benefits from further fitted cabinetry, work surfaces and space for laundry appliances, as well as integral access to the garage.

Moving to the first floor, there are three good size double bedrooms and a fourth generous single. Three of the rooms include fitted storage or wardrobes, while one of the rooms boasts an adjacent dressing room that has also doubled as an office over recent years. A modern family bathroom caters to this level, and comprises a stylish range of contemporary vanity/storage units in addition to the contemporary white suite including shower over bath, WC and integrated wash basin.

### OUTSIDE:

The recently refurbished driveway offers growing families the space for at least four cars off road, with the single garage providing additional secure storage as necessary. The enclosed south facing garden is landscaped to appeal to a variety of needs, with a child

and pet friendly lawn, attractive raised borders and a generous patio with timber framed gazebo ensuring an all season outdoor entertaining space.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that Good indoor and outdoor mobile coverage is available with one major provider, whilst Ultrafast broadband is available in the area.

### LOCATION:

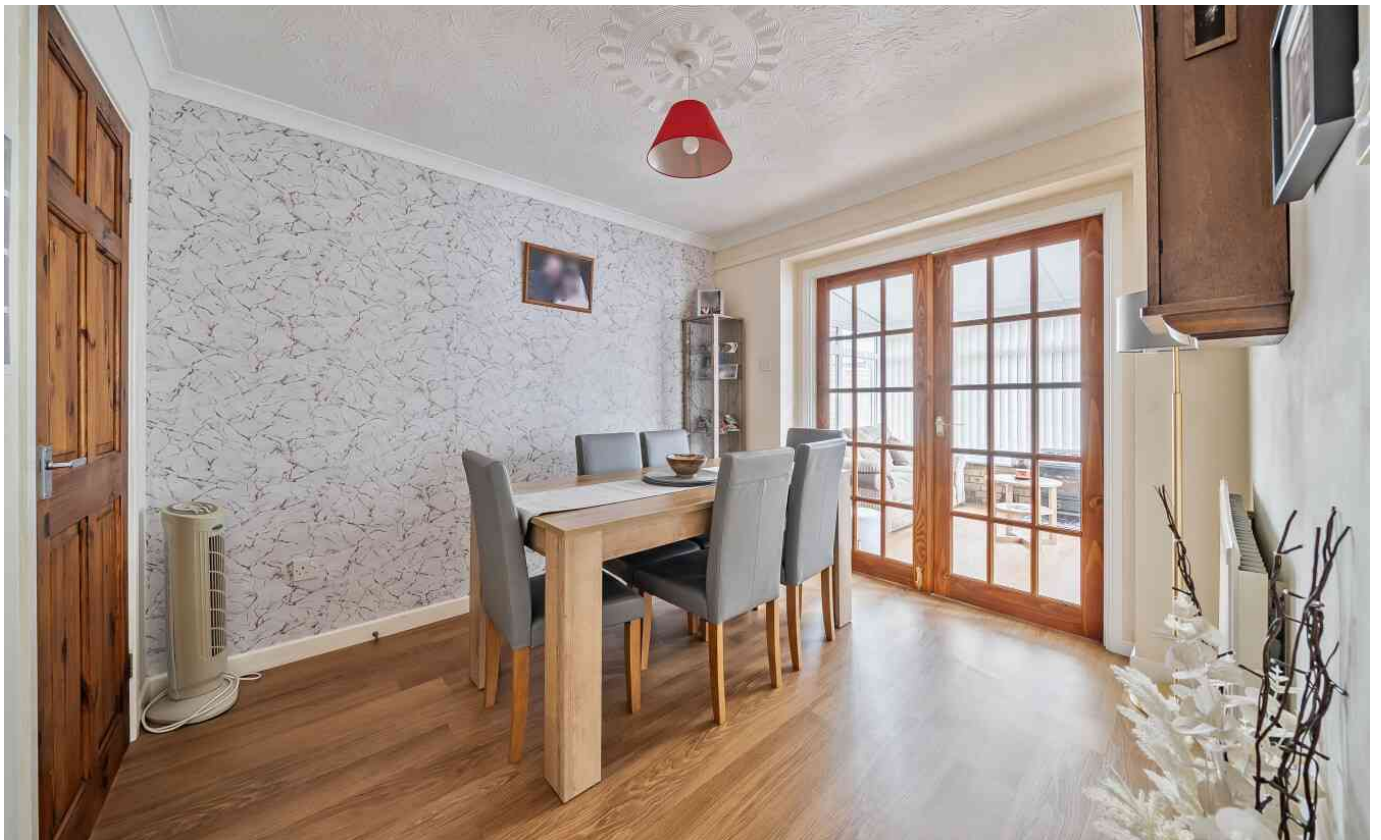
Located just a short walk from Brookside Academy. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village and there are a wide selection of supermarkets as well as homeware stores within a short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







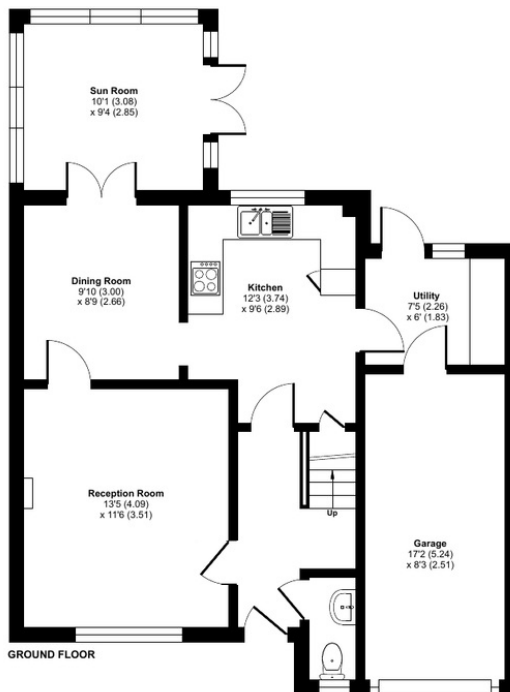
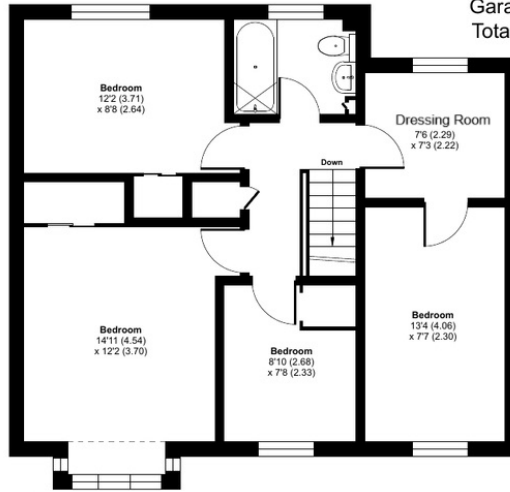
## Westacre, Street, BA16

Approximate Area = 1231 sq ft / 114.3 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1366 sq ft / 126.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1343059

### STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

[street@cooperandtanner.co.uk](mailto: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 m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

