

Mildred Road

Walton, BA16 9QR

COOPER
AND
TANNER



Offers in excess of £280,000 Freehold

A well proportioned and mature family home, situated within a popular village just a short walk away from the abundant amenities found within Street. The property requires modernisation and benefits from a larger than average rear garden and no onward chain.

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ACCOMMODATION:

The property is entered principally via the main front entrance which opens into a spacious, light and welcoming reception hall with stairs rising to the first floor and doors opening to ground floor living space. This includes a well-proportioned living room with a front-facing bay window and a period-style tiled fireplace with fitted gas fire. A separate second reception room provides either a formal dining room or a combination of office or playroom, with a pleasant aspect to the rear over the back garden, and also features an attractive stone fireplace with integral gas fire. The kitchen includes fitted wall and base units with roll edge work surfaces, drainer sink, a large fitted under stairs cupboard and space for freestanding appliances such as a cooker and washing machine.

The spacious first floor landing enjoys natural light from a side facing window, loft access and provides excellent potential for further extension into the loft space (subject to relevant consents). There are three good size bedrooms on this floor, in addition to the family bathroom. Two of these are excellent size double bedrooms, one of which enjoys pleasant views over surrounding countryside at the rear. The third bedroom is a generous single room by today's modern standards. The well-proportioned family bathroom features a double width airing cupboard, and a three-piece suite comprising pedestal wash basin, flush WC and bath with shower over.

OUTSIDE:

At the front elevation, an opening provides vehicular access to the off-road parking space and the remainder of the frontage has been landscaped for ease of maintenance, yet provides an attractive front garden consisting of stone chippings and raised borders containing a variety of mature shrubs. Side access is available to the rear garden, as well as a door out from the kitchen, with both leading out on to a substantial paved patio area offering an excellent entertaining space with a good degree of

pathway extends through the remainder of this generous rear garden, which is mainly laid to lawn and features mature trees, shrubs and hedging to denote various spaces, and a greenhouse to facilitate home-grown produce. Properties on this road are known locally for their generous rear gardens, and we are sure this will please families or keen gardeners alike, as well as providing space for the accommodation to grow in future.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is council tax band C and falls under Mendip District Council.

LOCATION:

The village of Walton is approximately 1.3 miles from Street and provides amenities including a public house, Church, Walton C of E Primary School, pre-school playgroup and Village Hall. It has public transport links to nearby towns. The property itself is a short walk from the popular primary school. Street offers quality schooling at all levels including renowned Millfield School, Crispin School and Strode College. Shoppers can choose from Clarks Village and there is a selection of five supermarkets within a short drive. A full range of health and leisure facilities as well as restaurants can be found in Street and Glastonbury. Castle Cary, approximately 20 minutes drive away, provides a Paddington line train station.

VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.

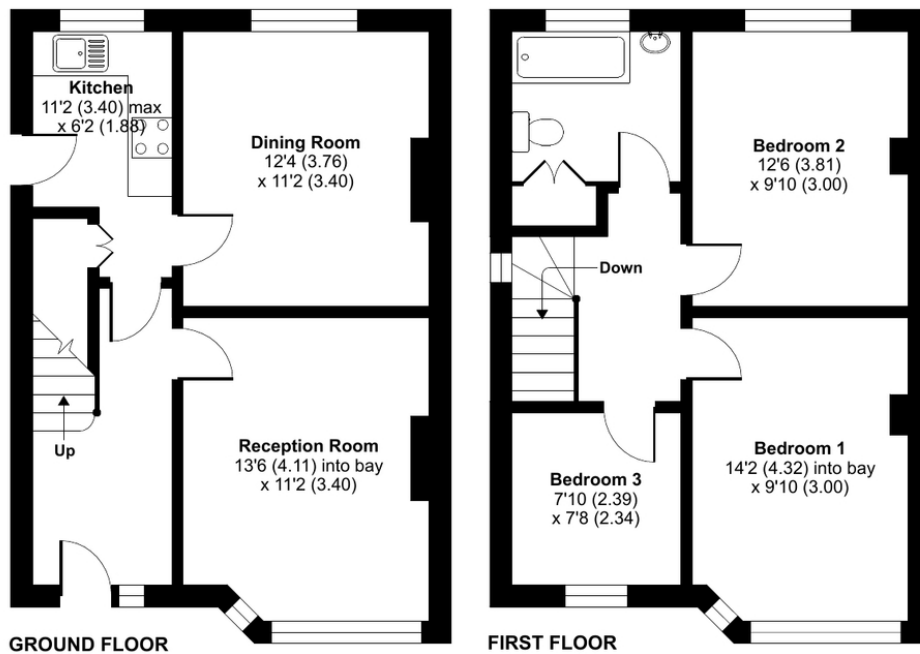




Mildred Road, Walton, Street, BA16

Approximate Area = 932 sq ft / 86.5 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 2022. Produced for Cooper and Tanner. REF: 866223

STREET OFFICE

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