

# Merriman Road

Street, BA16 0JA

COOPER  
AND  
TANNER



## Asking Price Of £255,000 Freehold

In need of a little updating, this well-proportioned three bedroom terraced property offers generous family accommodation as well as a particularly large rear garden, offering huge potential to adapt to your needs. Offered with no onward chain and just a short stroll from Clarks Village.

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### ACCOMMODATION:

The property is accessed through an entrance porch providing room for coats and shoes as well as access to a cloakroom with WC. This porch leads into the main entrance hall which has stairs leading to the first floor landing as well as an under stairs cupboard providing handy storage. The main original reception rooms have been opened up into one large family room with one working open fire and another which has been temporarily blocked-off but could be either reinstated or have a log-burner installed, subject to relevant regulations. Leading through into the kitchen you are greeted with a workable space that perhaps would benefit from a new kitchen but has ample space to provide a good sized kitchen/dining room due to the extension. This extension has the added benefit of a utility cupboard and glazed French doors that open up onto the raised decking to the rear.

To the first floor there are two good sized double bedrooms and a third single with a well-proportioned family bathroom featuring a three piece suite to include bath with shower over. The unusually spacious landing offers additional space for storage or perhaps a desk.

### OUTSIDE:

The front garden creates a useful buffer between the house and the road with hard-standing and some space for planting.

To the rear there is a large garden in need of landscaping, but offering huge potential. There is some decking which has been replaced in recent years and a couple of storage sheds that are in a generally good state of repair, although may need a

little maintenance work. The garden gets a lot of light throughout the day and would be ideal for families once cleared and landscaped.

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

### LOCATION:

Located close to the picturesque Merriman Park and within a very short walk of the High Street. Shoppers enjoy the added bonus of Clarks Village Factory Outlets and there is a choice of five supermarkets within a short drive. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College whilst Hindhayes primary school is also a short walk away. 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 fabulous variety of pubs and restaurants to choose from.

### 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.









## Merriman Road, Street, BA16

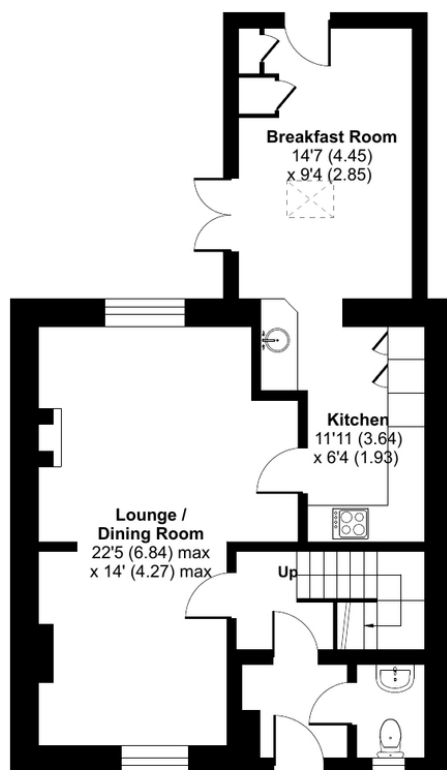
Approximate Area = 1077 sq ft / 100 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

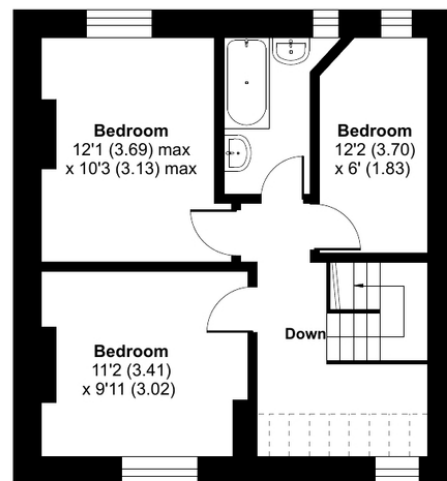
Total = 1098 sq ft / 101.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1227969

### STREET OFFICE

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