

Downside

Street, BA16 0DL

COOPER
AND
TANNER



Asking Price £265,000 Freehold

A very well presented and nicely proportioned semi-detached home, conveniently situated within close walking distance of Clarks Village, Greenbank Lido and a range of schools including Millfield. An ideal FTB, family home or BTL investment.

Downside
Street
BA16 0DL

 3  1  1 EPC C

Asking Price £265,000 Freehold

ACCOMMODATION:

Entered principally via the main front entrance, which opens into a bright and welcoming hallway with fitted storage cupboards and a cloakroom with WC and wash basin, beneath the stairs. Doors open to ground floor living spaces including: a naturally light sitting room with a modern gas fire; a spacious open-plan kitchen/diner to suit social gatherings and family dinners; and a generous conservatory across the rear elevation, offering additional entertaining space or a playroom etc. to suit the potential buyer's needs. The kitchen itself features a range of modern shaker style base and wall mounted units with contrasting work surfaces, metal drainer sink and integral fridge/freezer.

On the first floor, off the spacious landing area you'll discover three bedrooms of which two are generous doubles and a large single room, which could accommodate a small double if necessary. An airing cupboard provides useful storage space and the attractive modern shower room will suit busy family life. This features a large walk-in shower cubicle and WC/wash basin upon a stylish range of vanity storage.

OUTSIDE:

At the front elevation, a brick paved driveway provides off road parking for two carefully positioned cars, although obvious potential exists to create more off road parking if required. There is secure gated access through to the rear garden, and a detached single garage with an up and over metal door at the front. The remaining frontage has been landscaped to provide both all year colour and ease of maintenance, using a combination of hardy shrubs and stone

chippings. The good size rear garden is similarly landscaped and fully enclosed, offering a pleasant space to entertain, without extensive regular maintenance. Those with children or pets could reinstate a central lawn with relative ease, to create a family friendly space. Timber privacy gates open to a service lane at the rear.

SERVICES:

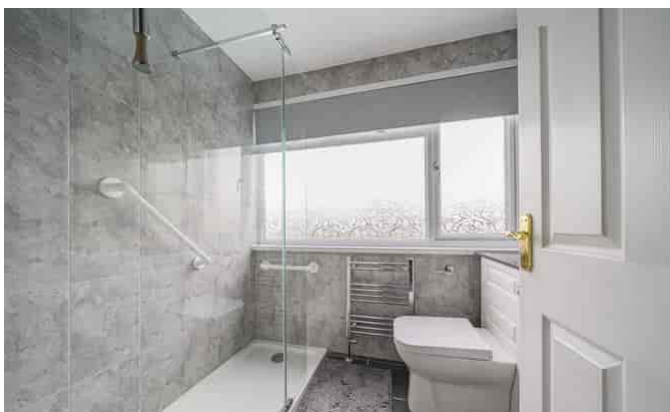
Mains gas, electric, water and drainage are connected, and gas fired central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's online service checker states that external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

LOCATION:

Located within a short walk of quality primary and secondary schooling including renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the variety offered by Clarks Village as well as the busy High Street within a short walk. There is a range of supermarkets 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. There are a growing number of pubs and restaurants to suit all tastes.

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.





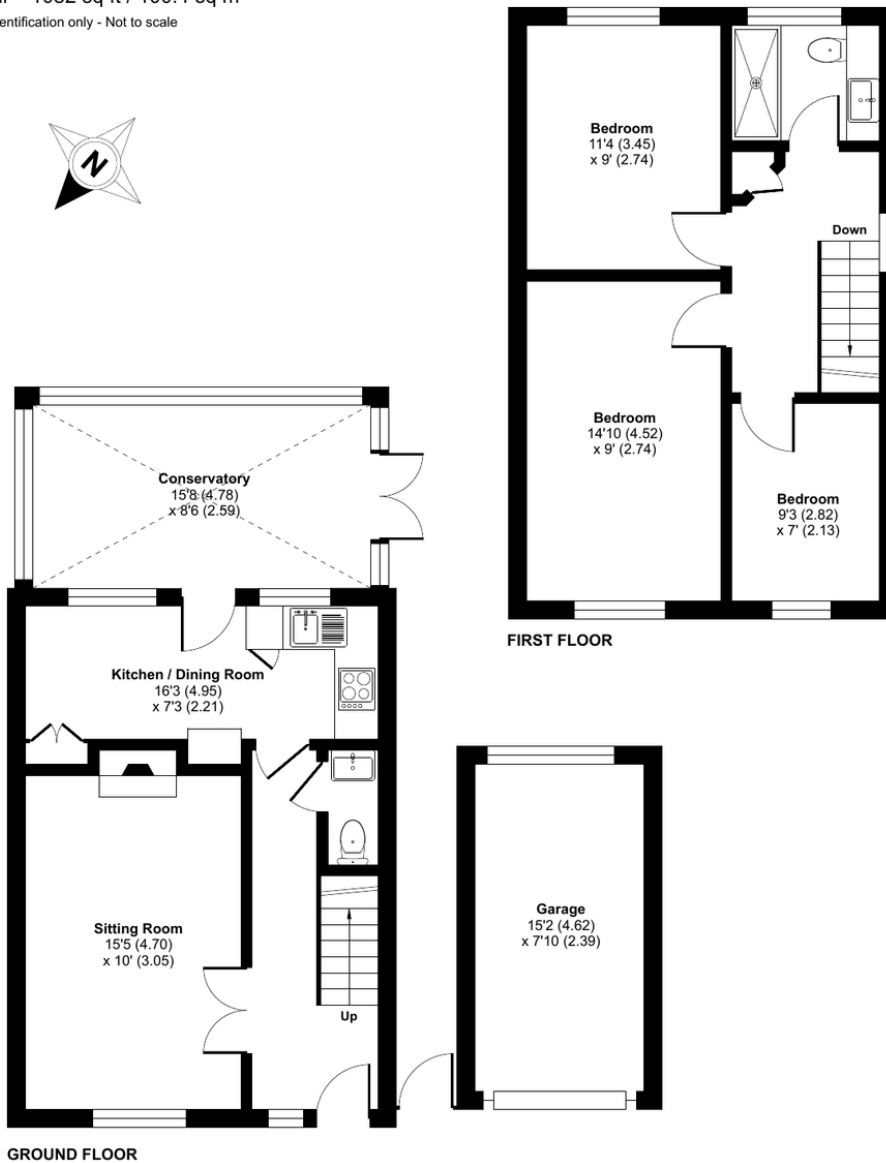
Downside, Street, BA16

Approximate Area = 963 sq ft / 89.4 sq m

Garage = 119 sq ft / 11 sq m

Total = 1082 sq ft / 100.4 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 2024. Produced for Cooper and Tanner. REF: 1132019

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.

