

# High Street

Street, BA16 0NH

COOPER  
AND  
TANNER



## Guide Price £425,000 Freehold

A very well proportioned four bedroom property in the sought after market town of Street. Close to the high street and Clarks Village. With off road parking, garage, good sized garden and ample living accommodation this makes for an ideal family home.

# High Street Street BA16 0NH

 4  1  2 EPC B

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### ACCOMMODATION:

Entering through the front door into a spacious hall you are presented with the stairway leading to the first floor landing. The corridor leads around to the left where there is a downstairs cloakroom. The hall leads further and into the large kitchen/dining room. This hub of the home is well appointed with a range of base and eye level units, integrated fridge/freezer, dishwasher and electric ovens as well as electric hob and extractor over. The kitchen benefits from dual aspect windows as well as french doors leading to the side of the property. There is a good sized utility room next to the kitchen with space and plumbing for washing machine and tumble dryer as well as a freezer. From the kitchen there are large double doors separating it from the main living room, meaning you can maintain an open plan flow throughout the downstairs, or close it off in winter to be a more cozy environment. The sitting room benefits from a log burning stove. And there are further french doors leading to the rear garden. To the first floor there are four double bedrooms of very good sizes. The master bedroom also has the added convenience of an ensuite shower room. The family bathroom consists of a bath with shower over as well as a WC and hand wash basin. The first floor landing benefits also from a heated airing cupboard. There is loft access and there is scope for extension into this space, subject to the necessary planning permissions.

### OUTSIDE:

The property has a very good sized plot and the garden wraps around from the front to the rear with a side fence and gate offering some additional privacy for the side and rear garden. The front is laid to stone chippings while the side and rear are mostly laid to lawn with some hard standing as well of course as the driveway which provides parking for two/three vehicles to the front of the detached garage. The garage is a very good size and benefits from power and lighting.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property has solar panels to the front roof elevation and there is underfloor heating to the ground floor rooms. The property is currently banded C for council tax, within Somerset Council.

### LOCATION:

Located just a few minutes from convenience stores and bus routes and approximately a 5-10 minute, mostly level walk to the town centre. Secondary schools include the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village and there is a variety 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. The town also has a variety of pubs and restaurants to cater for most culinary 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 (barring adverse weather).





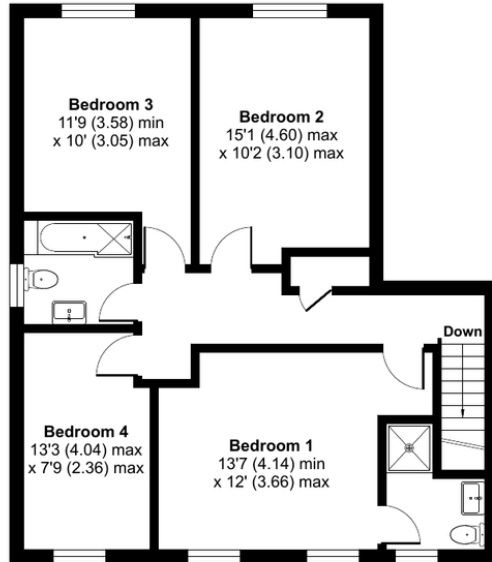
## High Street, Street, BA16

Approximate Area = 1576 sq ft / 146.4 sq m

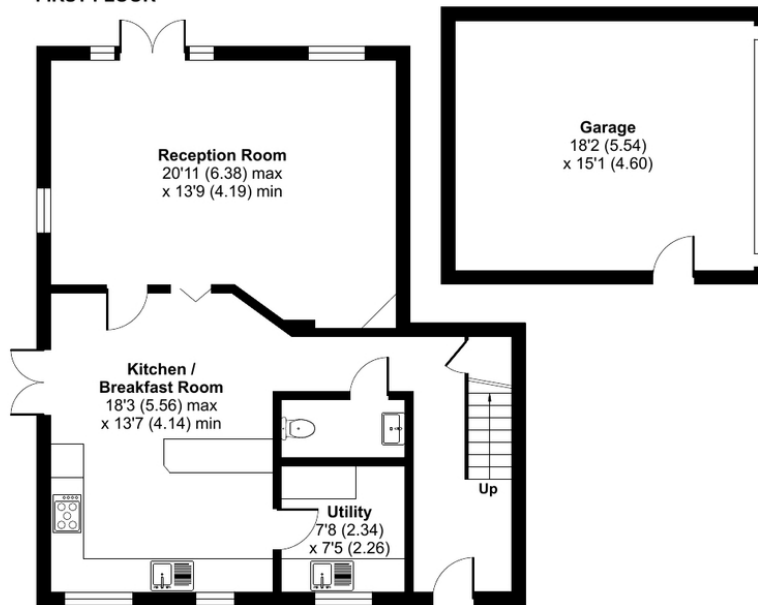
Garage = 275 sq ft / 25.5 sq m

Total = 1851 sq ft / 171.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1057290

### STREET OFFICE

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