

Tynings Road

Street, BA16 0QA

COOPER
AND
TANNER



Asking Price Of £299,950 Freehold

A well-presented and nicely proportioned three bedroom, semi-detached property in the heart of Street. Recently refurbished to a very good standard and extended to include a large utility room and downstairs cloakroom. The current owner has also had the parking area resurfaced and the rear garden landscaped.

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ACCOMMODATION:

You are welcomed into the entrance hall of this delightful home and can instantly appreciate the current vendors changes. The addition of the single storey side extension has added a very useful dimension to the property. Comprising a large utility space and a downstairs cloakroom with WC this has added a greater degree of family practicality to the home. The main entrance hall has stairs leading to the first floor landing, with under stairs space currently utilised as a home work space. There is a door leading to the main sitting room as well as the kitchen/dining room. The main kitchen comprises a range of base and eye level units as well as integrated appliances including electric cooker with electric hob and extractor hob, and fridge/freezer. There are glazed French doors that open up onto the rear garden, very handy for entertaining. There are double doors leading into the main sitting room which is well-proportioned with front aspect windows letting in plenty of light.

To the first floor there are two double bedrooms and a good sized single bedroom as well as the family bathroom which comprises a bath with shower over, low level WC and hand wash basin.

OUTSIDE:

The front of the property has been utilised entirely for parking with space for multiple vehicles and vehicular access to the side through large double gates to the side and rear of the property. This is ideal for vehicle security and provides access to the garage and shed at the rear. The back garden has been landscaped with a mixture of hard standing and lawn,

providing a blank canvas for those looking to put their mark on the property.

SERVICES:

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

LOCATION:

Located within a short walk of the town centre, with its wide range of amenities, Millfield Senior School, Crispin School and Strode College provide scholastic facilities locally and shoppers enjoy the added bonus of Clarks Village in addition to a number of supermarkets and homewares stores all found 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 has a variety of pubs and restaurants to cater to most tastes.

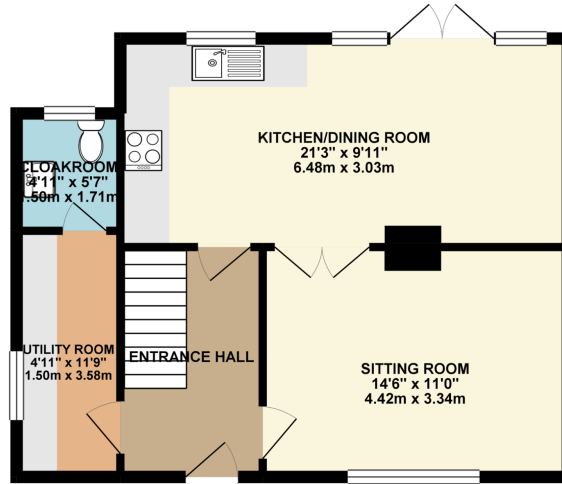
VIEWING ARRANGEMENTS:

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).

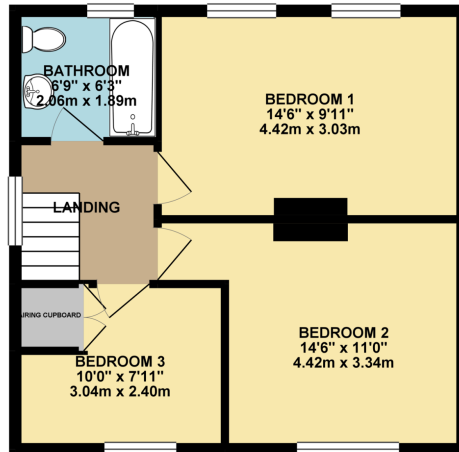




GROUND FLOOR 530.13 sq. ft.
(49.25 sq. m.)



1ST FLOOR 444.65 sq. ft.
(41.31 sq. m.)



TOTAL FLOOR AREA : 974.78 sq. ft. (90.56 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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