

# Cranhill Road

Street, BA16 0BY

COOPER  
AND  
TANNER



## Asking Price Of £270,000 Freehold

This attractive Victorian era semi-detached home is offered with no onward chain and boasts spacious accommodation that has enjoyed some recent modernisations to kitchen and bathroom, a particularly generous west facing garden and a convenient central location within a short walk of The High Street.

Cranhill Road  
Street  
BA16 0BY

 3  1  1 EPC D

## Asking Price Of £270,000 Freehold

### ACCOMMODATION:

Entered at the front elevation through a uPVC door opening into a traditional hallway, extending front to back through the ground floor, typical of Victorian era homes. From here, doors open to a spacious living room with bay windows and a coal effect gas fire; a separate dining room providing wonderful entertaining space; and a stylish modern kitchen with a range of attractive 'handleless' wall and base units with composite work surfaces and a one and a half bowl drainer sink with mixer tap. Notable period features include a fabulous flagstone floor and exposed blue lias stone feature wall, while there is space for under counter appliances including a washing machine and cooker. A separate utility area provides space for further appliances such as a tall fridge/freezer and tumble drier, as well as access via double doors, to the rear garden. On the first floor you'll find a split-level landing with a large fitted cupboard offering useful storage space, as well as doors leading to three bedrooms and the spacious family bathroom. The latter has recently been upgraded to a high standard, and in addition to a range of fitted storage cupboards, includes a contemporary white suite comprising P-shaped bath with mixer shower over, wash basin and integral flush WC upon vanity unit. The bedroom accommodation consists of two generous double rooms and a third single, while there is obvious potential for a loft conversion to provide further space, subject to any necessary consents.

### OUTSIDE:

In keeping with the spacious interior, the generous rear garden offers the incoming buyer an almost blank canvas to create either a large family friendly recreation space, a sociable entertaining area, or a productive garden depending upon your needs. The only limits here are your imagination...certainly not the potential or space on offer. Sun seekers will enjoy the westerly facing aspect, which should provide a good degree of afternoon and evening sunshine in the warmer months. The plot is currently laid predominantly to grass, with

a small selection of shrubs, fully enclosed by a combination of wall and fenced boundaries.

### 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 at least one major provider, whilst Ultrafast broadband is available in the area.

### LOCATION:

Situated on a sought-after street within a short, mainly level walk of all the amenities of the High Street and Clarks Outlet Shopping Village. Quality local schooling is provided by renowned Millfield Senior School, Crispin School and Strode College. Shoppers can also enjoy the recently expanded industrial park on the edge of town and a wide variety of supermarkets and homewares stores are 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 for 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.





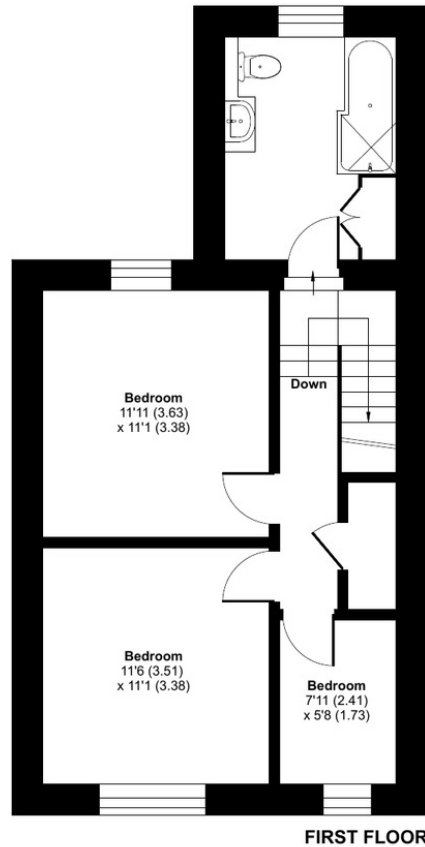
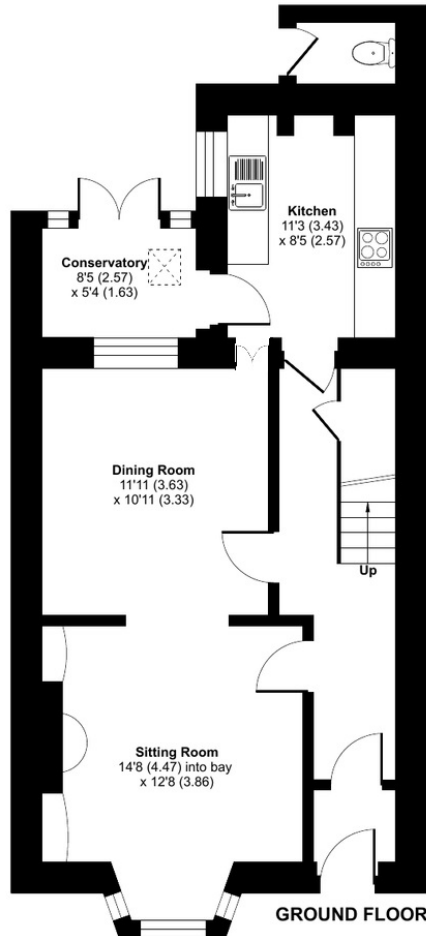
## Cranhill Road, Street, BA16

Approximate Area = 1103 sq ft / 102.4 sq m

Outbuilding = 15 sq ft / 1.3 sq m

Total = 1118 sq ft / 103.7 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). © nchecon 2024. Produced for Cooper and Tanner. REF: 1160311

### STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

[street@cooperandtanner.co.uk](mailto: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 m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

