

# Pine Close

Street, BA16 0RS

COOPER  
AND  
TANNER



## Guide Price £290,000 Freehold

A very well-presented three bedroom, semi-detached property in a sought-after part of Street, close to Brookside School and within easy reach of local amenities.

# Pine Close Street BA16 0RS

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### ACCOMMODATION:

The property's main entrance is situated at the front elevation and opens into an inner lobby and hall with space and hanging for coats and shoes, stairs rising to the first floor and access to the ground floor accommodation. The living room is both naturally light and spacious, with a large front facing window and storage space available beneath the stairs. Double doors lead through to the modern kitchen/diner which provides a wonderfully sociable space for family dinners and other gatherings. The kitchen itself comprises a comprehensive range of stylish modern wall and base units with contrasting work surfaces, one and a half bowl stainless drainer sink with mixer tap, and a breakfast bar with further storage units beneath. Integral appliances include electric hob with cooker hood over and electric oven below. There is also an integrated dishwasher and space for a full height fridge freezer. The generous dining area enjoys a pleasant aspect out over the rear garden with a large window looking out to a lovely east-facing patio and area of lawn.

The first-floor landing benefits from a good amount of natural light through the side facing window. From here there is loft access and doors off to three bedrooms and the family bathroom. These include two double bedrooms with bedroom one benefiting from fitted wardrobes. There is also a well proportioned third bedroom. The recently modernised bathroom is tastefully decorated in modern tones and has a contemporary white suite including wash basin and flush WC upon vanity unit, with a bath and shower over.

### OUTSIDE:

The front garden is laid mainly to lawn for ease of maintenance, yet creating an attractive frontage, with a driveway leading down the side of the property providing off-road parking which leads toward the garage. This single garage can easily accommodate a family size car but is currently used for general storage. The rear garden itself enjoys a sunny aspect and has been attractively landscaped mostly to lawn for recreation but is a blank canvas for any keen gardener.

### 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 one of the four major providers, whilst Ultrafast broadband is available in the area.

### LOCATION:

Located within a quiet cul-de-sac just a short walk from Brookside Primary School, whilst quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village Factory Outlets and there is a choice of five supermarkets 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.

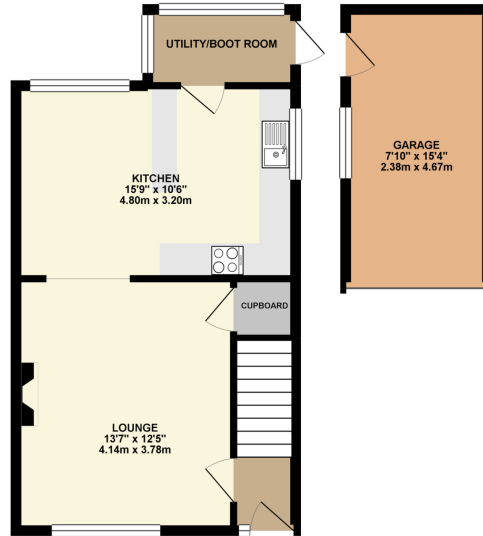
### VIEWING ARRANGEMENTS:

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).

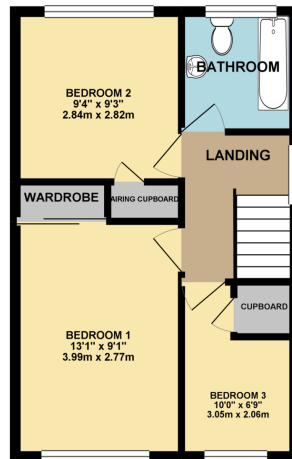




GROUND FLOOR



1ST FLOOR



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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