

Berkeley Road

Street, BA16 0DH

COOPER
AND
TANNER



Guide Price £269,950 Freehold

A very well-presented three bedroom semi-detached home, situated on the quiet outskirts of Street, yet still convenient for schools. The house benefits from a well-manicured garden and single garage.

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 3  1  1 EPC B

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ACCOMMODATION:

Entering through the front door you are greeted by a welcoming space with stairs leading to the first floor landing and doors leading to the main sitting room as well as to the kitchen/dining room to the rear. A cloakroom with WC also provides a very handy utility space with Belfast sink and plumbing/space for washing machine and tumble dryer. The main sitting room benefits from a large front aspect window that allows plenty of southerly light into the downstairs living accommodation. This room is also equipped with a wall-mounted electric fireplace which adds a good deal of ambience to those winter evenings. The property has been extended and so the living room opens straight out into the dining space and kitchen beyond. The kitchen area is very spacious and is filled with light, not only from the Velux windows in the extended roof but also the triple folding doors leading out to the rear garden. The kitchen comprises a range of base and eye level units, stainless steel sink with mixer tap and waste disposal. Integrated appliances include dishwasher, electric pyrolytic oven and combination oven/microwave oven as well as an induction electric hob and a single additional gas burner on the central island/breakfast bar.

To the first floor there are two double bedrooms, both with large built-in wardrobes, and an additional single room currently used as an office. The family bathroom is a very good size with a jacuzzi bath, separate shower cubicle and a low-level WC with hand wash basin and also benefits from having underfloor heating installed.

OUTSIDE:

To the front of the property there is a mixture of hard standing and established flower beds. There is driveway parking for at least two cars leading to the single garage. There is side access along the property to the rear garden.

At the back there is a garden shed, as well as a greenhouse, ideal for the greener fingered purchaser. There is an area of stone chippings, perfect for

entertaining as well as a covered pergola offering some additional space for seating as well as a small area of lawn. The garden has been well taken care of and is well-established.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property also has MCS accredited solar PV system installed complete with battery storage. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area (the property already has fibre optic connection in place).

AGENTS' NOTE:

The property is of non-standard steel frame construction. As such we strongly advise all prospective buyers requiring mortgage finance, to check with their lender or broker regarding suitability, prior to viewing/offering.

LOCATION:

Located within a short walk of the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the variety offered by Clarks Village Factory Outlets in addition to the busy High Street, and there is a wide choice of supermarkets and homeware 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 boasts a variety of pubs and restaurants to cater for most tastes and budgets.

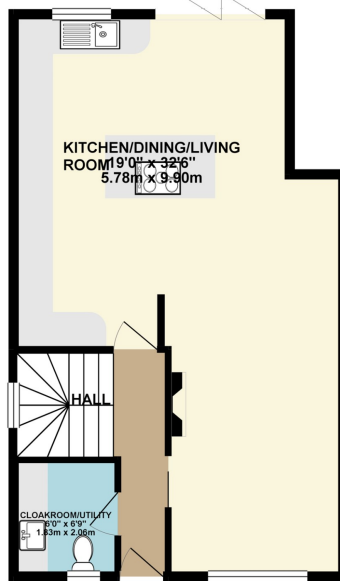
VIEWING ARRANGEMENTS:

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).

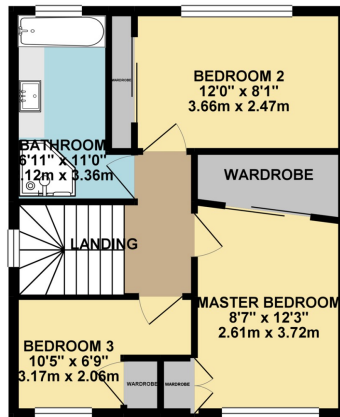




GROUND FLOOR 587.23 sq. ft.
(54.56 sq. m.)



1ST FLOOR 440.36 sq. ft.
(40.91 sq. m.)



TOTAL FLOOR AREA : 1027.60 sq. ft. (95.47 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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STREET OFFICE

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AND
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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.

