

Smithfield Road

Street, BA16 0RH

COOPER
AND
TANNER



Asking Price Of £365,000 Freehold

A well-proportioned 1960's bungalow situated in a favoured residential area and on a bus route to the High Street. An increasingly rare opportunity now offered to the market with no onward chain, requiring a degree of modernisation but enjoying a level plot with easy access and parking.

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ACCOMMODATION:

The property is accessed principally via the front elevation where the main entrance is sheltered by a storm porch and a uPVC obscure double-glazed door opens into the reception hall at the heart of the property. Here you will find space and hanging for coats, loft access with a fitted pull-down ladder and doors off to all accommodation, with living spaces at one end of the property and bedrooms to the other. The light and airy sitting room enjoys a dual aspect with large front facing window and side facing double glazed doors opening to the corner plot garden, as well as a traditional style fireplace with a stone hearth, wooden mantle and fitted electric fire. The open plan kitchen/diner provides ample space for entertaining and family dinners, catering for a good size dining table and accompanying furniture, as well as a fitted kitchen with a range of matching wall and base units, roll edge work surfaces and stainless-steel drainer sink. Space is provided for the usual range of appliances including a gas or electric cooker, washing machine and tall fridge freezer. At the rear of the kitchen a door opens through to a lean-to which provides a versatile space that could be used as a utility room, boot room or additional living space as required. Currently, there is a separate WC and shower room with an impressive multi-jet shower cubicle and a fitted airing cupboard. The three good size bedrooms comprise two comfortable double rooms and a generous third which could accommodate a double bed if required, however does provide a very comfortable single room or office.

OUTSIDE:

The generous corner plot ensures features such as a double width driveway providing off-road parking comfortably for two family cars and a level lawn which wraps around the front and side of the property, bordered by beds containing established low-maintenance shrubs and trees, creating an attractive yet practical frontage with easy access. There is a side gate leading into the rear garden as well as an up and over door opening to the attached

garage, which is a larger than average single providing ample space for a vehicle and workshop area, with access to power points as required. A pedestrian access door at the rear opens into the back garden, as well as a door from the lean-to, from where there is a paved patio providing a secluded space to enjoy the afternoon and evening sunshine. The remainder of the garden is laid to lawn. Further outbuildings include a timber storage shed and greenhouse providing facilities for any keen gardeners. The south facing aspect provides a good degree of sunlight as well as privacy, being enclosed by close board fencing to all sides.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded D for council tax within Somerset Council.

LOCATION:

Situated within a favoured and established residential area, on a bus route to the High Street and within a reasonable walk of a convenience store, parks and nature trails. Shoppers can enjoy the busy High Street with added bonus of Clarks Village, and there are a wide variety of supermarkets and DIY/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. A good selection of pubs and restaurants caters to most tastes. Rail links to Paddington and Waterloo, can be found approx. 25 mins drive away in Castle Cary or Yeovil respectively.

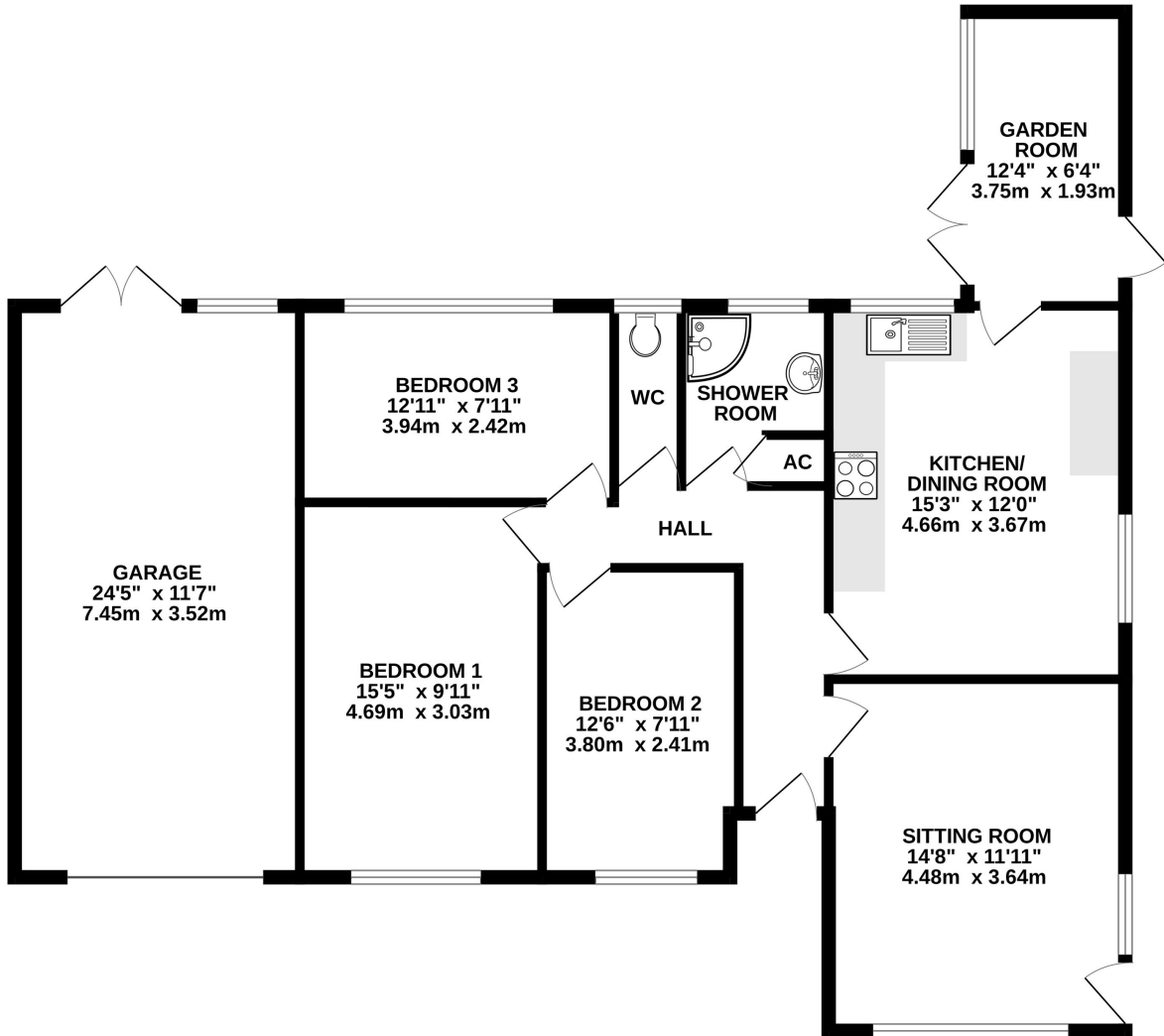
VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside the property to be greeted by a member of our team (barring adverse weather).





GROUND FLOOR
1202 sq.ft. (111.7 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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