

Vestry Close

Street, BA16 0HZ

COOPER
AND
TANNER



Asking Price Of £495,000 Freehold

A truly individual home tucked away in a little known secluded position just a few minutes' walk from The High Street. Offered to the open market for the first time, this property is well-proportioned and tastefully presented throughout, with good size family friendly gardens.

Vestry Close Street BA16 0HZ

 4  2  2 EPC B

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ACCOMMODATION:

Entered principally via the front entrance which is sheltered by a storm porch with a stained-glass door opening into a spacious and impressive entrance hall. Stairs rise to the first floor with a storage area beneath, and doors open to all ground floor accommodation. The cloakroom is presented in excellent order, with a modern white suite including flush WC and pedestal wash basin, whilst the generously proportioned living room is entered via glazed double doors and has two front facing windows allowing for plenty of natural light. The focal point of the room is a traditional stone fireplace with wooden mantle and an integral coal-effect gas fire. The kitchen/diner provides a sociable and contemporary open plan space, both for entertaining and family gatherings, offering ample room for a large dining table and chairs. The kitchen itself comprises a comprehensive range of fitted modern wall and base units, contrasting roll-edge work surfaces, tiled splash backs and a one and a half bowl stainless-steel drainer sink. Integral appliances include a dishwasher, fan oven with gas hob over and an under-counter fridge. Double-glazed doors open from the dining area out on to the rear deck. A separate utility room is also fitted with a range of modern wall and base cabinets with matching work surfaces, and here you will find access to the central heating boiler, space for laundry appliances as well as an additional freezer. From here there is integral access to the well-proportioned single garage which features an up and over metal door at the front and timber double doors opening at the rear, as well as a range of fitted cabinets providing potential workshop space or storage as required.

On the first floor you will find a split landing with access to four good size bedrooms and the family bathroom. Bedroom two offers a light and airy dual aspect with windows to front and rear, whilst bedroom three is a comfortable size double room with fitted double wardrobe, desk and shelving. The fourth bedroom offers a good size single room, although is currently used as a hobby space, whilst the impressive principal bedroom provides a particularly large master suite with fitted wardrobes and stylish modern shower room. The family bathroom has also been updated in recent times and comprises a three-piece suite in white including shower over bath with attractive tiling to floor and wet areas.

OUTSIDE:

At the front elevation a timber-gate opens into a generous driveway providing off-road parking comfortably for three vehicles, and the remainder of the front garden is fully enclosed by close-board timber fencing, with the mature hedgerow, small lawn and selection of shrubs providing an attractive yet relatively low-maintenance frontage.

The rear garden is perfectly proportioned for families, offering plenty of recreation space on the generous level lawn, yet amateur gardeners will find features of interest in the well-stocked borders and flower beds. The raised deck across part of the rear elevation provides a fabulous entertaining space for outdoor seating, whilst there is a substantial timber shed providing welcome storage. The garden is entirely enclosed by wood-panel fencing to all sides making it both child and pet friendly.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded E for council tax, within Somerset Council. The ofcom checker states mobile coverage is available from three major providers, and Superfast broadband is available in the area.

LOCATION:

Located near picturesque Merriman Park and within a very short walk of the High Street. Shoppers enjoy the added bonus of Clarks Village Factory Outlets and there is a wide variety of supermarkets and homewares stores within a short drive. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College whilst Hindhayes Primary School is also a short walk away. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The village also has a fabulous selections of pubs and restaurants to choose from.

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).







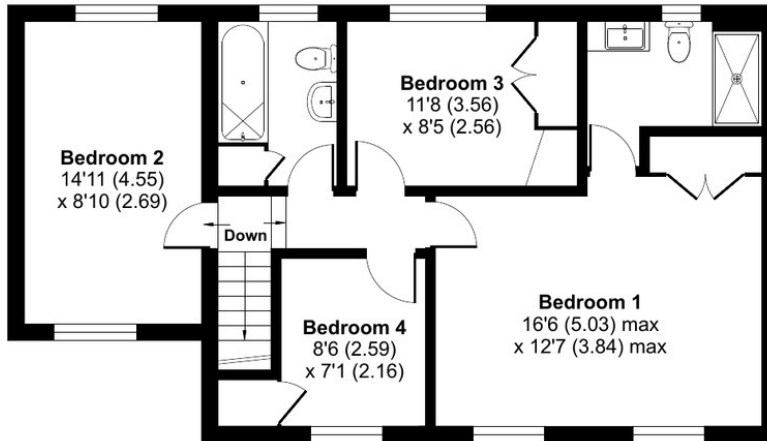
Vestry Close, Street, BA16

Approximate Area = 1382 sq ft / 128.3 sq m

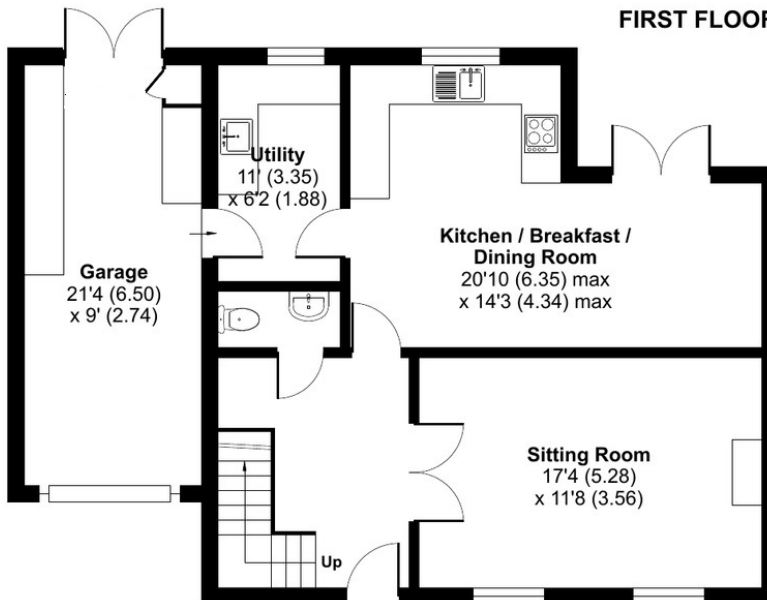
Garage = 192 sq ft / 17.8 sq m

Total = 1574 sq ft / 146.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cooper and Tanner. REF: 1077304

STREET OFFICE

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