

East Road

Street, BA16 0DB

COOPER
AND
TANNER



Guide price £300,000 Freehold

A much-loved family home, now offered to the market with no onward chain, for the first time in 64 years. Offering light and spacious accommodation in a traditional 1950's configuration and tucked away in a cul-de-sac position with a generous garden, within a 'stone's throw' of Millfield School.

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ACCOMMODATION:

The property benefits from two access points, the main front entrance which opens into a light and spacious reception hall and a secure enclosed side passage, giving direct access through to the garden, as well as to the utility room and the kitchen. From the initial hallway, stairs rise to the first floor and two doors open into the ground floor living space and the kitchen. There are two reception rooms which can be used as open plan, or separated by folding doors. The front half currently provides a formal dining space whilst the rear part provides a generous sitting room with full height sliding double-glazed doors out to the rear garden and a gas fire as the central focal point. The kitchen comprises a range of matching wall, base and shelving units with contrasting roll edge work surfaces and tiled splash backs, breakfast bar and an integral one and a half bowl drainer sink. Fitted appliances include a four-ring gas hob with cooker hood over and electric oven below, whilst there is also space for a dishwasher here and a large under stairs storage cupboard was previously used as a pantry. The separate utility room found at the back of the garage and accessed from the kitchen side door, offers a superb laundry/hobby room. This features a number of fitted wall and base cupboards, drainer sink and room for a wide range of additional appliances such as fridge, freezer, washing machine and tumble dryer. Here you will also find an enclosed cloakroom and integral access into the single garage.

On the first floor, the central landing features loft access and doors opening to a fully tiled wet room, separate WC and three bedrooms, two of which are particularly spacious double rooms typical of the era. The front bedroom has a wide range of full height fitted wardrobes and a bay window, whilst bedrooms one and three at the rear enjoy far-reaching views, including towards Glastonbury Tor.

OUTSIDE:

At the front elevation, double gates open into a driveway



parking for one family sized car, with access to the garage via an up and over door. The front garden is laid mainly to lawn and bordered by hedgerow and established shrubs. Ramped access has been created, catering for any buyers or visitors with mobility concerns. The rear garden enjoys a good degree of privacy from the mature trees and hedgerow at the side and rear boundaries, and this well-proportioned plot is ideal for families who need a large patio area for entertaining and lawned recreation space for children and pets. A number of established shrubs and bushes provide colour throughout the seasons, without the intensive maintenance of seasonal flower beds.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is banded C for council tax within Mendip District Council.

LOCATION:

Located within a short walk of the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village Factory Outlets, also within walking distance, whilst there are a choice of five supermarkets plus 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. The town has a variety of pubs and restaurants to cater for most culinary 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 (barring adverse weather).

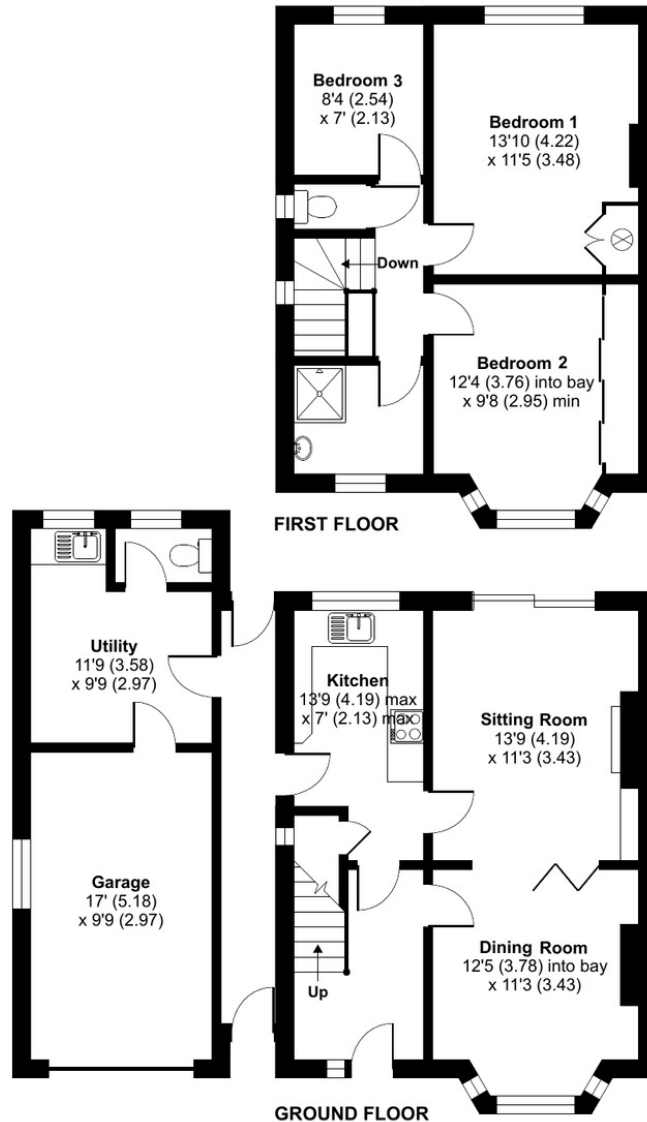




East Road, Street, BA16

Approximate Area = 1364 sq ft / 126.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 912546

STREET OFFICE

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