

# Middle Leigh

Street, BA16 0LA

COOPER  
AND  
TANNER



## Asking Price Of £530,000

This fabulous detached family home combines a traditional, locally sourced stone exterior with a modern, spacious and versatile interior suiting larger families, multi-generation living and those wishing to be close to Millfield School. Presented in excellent order throughout and with ample parking provisions.

# Middle Leigh Street BA16 0LA



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EPC C

## Asking Price Of £530,000

### ACCOMMODATION:

This genuinely spacious modern home offers the ideal blend of versatile accommodation set over three storeys and relative ease of maintenance for growing families with busy lives, as well as potential for multi-generational living. The property is entered primarily via the front elevation, where the main entrance is sheltered by a storm porch, opening to a central reception hall leading to all ground floor living spaces. The well proportioned sitting room enjoys traditional features such as a bay window and attractive polished stone fireplace with a gas fire; glazed internal double doors lead through to the beautifully light and airy open-plan kitchen/breakfast room, which offers a sociable space to entertain and for informal meals. A contemporary style log burning stove adds elegance and cosiness to the room for the colder months. The kitchen features a comprehensive range of fitted wall and base units, contrasting worktops including a peninsula and one and a half bowl composite drainer sink. Integral appliances include an oven with electric hob and cooker hood over, a microwave and fridge/freezer. A separate utility room provides further fitted storage cupboards/drawers, wooden work surface, drainer sink and space for laundry appliances. A cloakroom with WC and wash basin, serves the ground floor, and the separate second reception room completes this level, providing the flexibility of a formal dining space, play/hobby room, or a second sitting room in which to relax.

On the first floor discover four excellent sized double bedrooms, all of which include an impressive range of fitted wardrobes. The spacious master bedroom also enjoys access to its own en-suite shower room, whilst the other rooms on this floor are served by the superbly appointed and fully tiled family bathroom, with its fabulous claw foot style bath and matching suite. To the second floor are two further large double bedrooms with vaulted ceilings, adding a degree of flexibility to how the accommodation is used, offering potential for additional living or work from home space. These rooms enjoy super views toward Glastonbury Tor through Velux windows which open to form Juliet balconies. A fully fitted shower room with three piece suite, serves this floor to make it largely independent.

### OUTSIDE:

This manageable yet attractive landscaped plot provides the ideal

combination of practical recreation and entertaining space to be enjoyed with minimal ongoing maintenance. The fully enclosed and level rear garden offers a secluded spot in which to relax or for children/pets to play safely, comprising a lawn stretching across the rear half with a shrub border and a large patio spanning the back of the property. At the front elevation, the plot is defined by Blue Lias stone walls, enclosing a driveway for up to three cars. This driveway then continues through privacy gates at the side, providing further parking space for two more cars and leading to the detached single garage.

### 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. Ofcom's service checker states that internal mobile coverage is likely with two major providers, whilst Superfast broadband is available in the area. Please click in the interactive link above, for further material information.

### LOCATION:

Located in a central position within Street, putting most schools, shops and bus routes within walking distance. Secondary education is provided by the renowned Millfield Senior School, Crispin School and Strode College, all of which are easily accessible. Shoppers enjoy the vibrant High Street, with the added bonus of Clarks Village shopping outlet. A wide choice of supermarkets and homeware stores are found within a short 5-10 minute drive. The area is also well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema as well as a variety of pubs, restaurants and picturesque walks.

### 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.



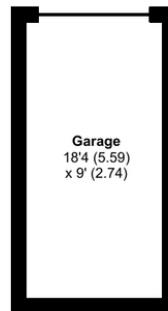
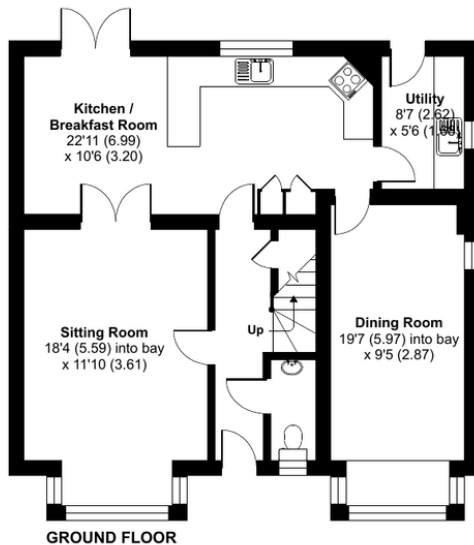
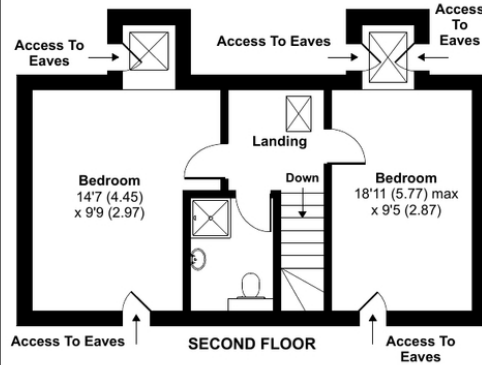
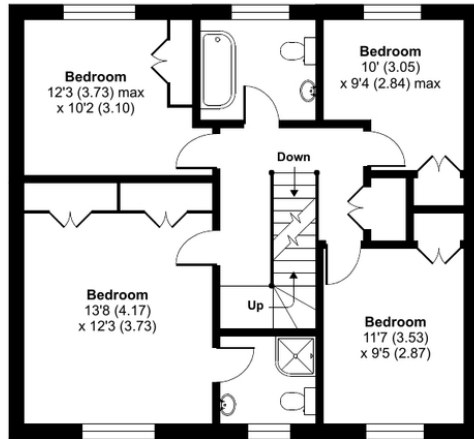




## Middle Leigh, Street, BA16

Approximate Area = 2231 sq ft / 207.2 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 2024. Produced for Cooper and Tanner. REF: 1166621

### STREET OFFICE

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