

Cranhill Road

Street, BA16 0BZ

COOPER
AND
TANNER



Asking Price Of £450,000 Freehold

This truly unique home offers a rare opportunity in the heart of Street, in the form of a well-proportioned three bed character home with attached self-contained two bedroom annexe, set within a particularly large plot. No onward chain.

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 5  3  2 EPC E

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ACCOMMODATION:

The main dwelling is entered principally via the front entrance, with additional access points at the rear through the conservatory. The reception hall runs from front to back and is typical of a Victorian style home, with stairs rising to the first floor, storage cupboard beneath and doors opening to all ground floor rooms. There are two excellent sized reception rooms, with the sitting room at the front featuring a fireplace and dual aspect windows, while the separate dining room offers great space to entertain, or a playroom for young families, in turn opening out to a conservatory. The kitchen is found at the rear elevation, with a range of modern fitted wall and base units, worksurfaces, drainer sink and integral gas hob. Cooking enthusiasts will appreciate the gas fired AGA in situ and there is space here for a table and chairs for informal dining. Beyond this, a fully tiled shower room completes the internal ground floor accommodation. A separate utility room is reached via an external door, adjacent to the shower room.

From the first floor split level landing, you'll find loft access and doors opening to three good size bedrooms and the particularly spacious family bathroom. This features a four piece suite including separate shower cubicle and corner bath, and two large airing/storage cupboards. All three bedrooms include fitted cupboards/wardrobes and offer two generous double rooms plus a third larger than average single room.

OUTSIDE:

At the front elevation, a gated pathway leads to the main dwelling and the remaining space has been laid to hardstanding, offering parking for up to three cars. A gated driveway at the side of the annexe continues into the rear garden, providing the potential for additional parking to be created if required. The unusually large rear garden is walled on all sides and mainly level, being laid to lawn predominantly, offering a superb family friendly space or a blank canvas to landscape. There is plenty of room here to provide the annexe with its own enclosed garden, if needed. A large garden store and additional timber shed offer useful additional storage space. In our opinion, the size of the plot is a real selling feature, given the central position of this property.

ANNEXE:

Access is via the ground floor, with the benefit of self-contained entry points at both the front and rear elevations. These open into either a reception hall from the front, or via double doors into the reception room at the rear. This light and airy open-plan living space enjoys dual aspect windows and room for dining and sitting areas. A separate kitchenette is well equipped with fitted wall and base cabinets, work surfaces, a drainer sink and cooker/hob. On the first floor there is a generous double bedroom with fitted wardrobe, a further single bedroom and fully fitted shower room with three piece suite. We believe this superb arrangement will provide obvious multi-generational living or income potential (subject to any necessary consent) for the incoming buyer.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The main dwelling is currently banded C for council tax within Somerset Council, and the annexe is currently banded B for council tax.

LOCATION:

Situated on a sought-after street within walking distance of all the amenities of the High Street and Clarks Village. Quality local schooling is provided by renowned Millfield Senior School, Crispin School and Strade College. Shoppers enjoy the added bonus of the recently expanded industrial park on the edge of town and a choice of five supermarkets are 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 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).





Cranhill Road, Street, BA16

Approximate Area = 1344 sq ft / 124.8 sq m

Annexe = 524 sq ft / 48.6 sq m

Outbuildings = 240 sq ft / 22.2 sq m

Total = 2108 sq ft / 195.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 1014245

STREET OFFICE

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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.

