

# Berkeley Road

Street, BA16 0DH

COOPER  
AND  
TANNER



## Asking Price Of £225,000 Freehold

A spacious family home with three good sized bedrooms, two reception rooms plus kitchen/breakfast room, set within generous gardens and a cul-de-sac location just a short walk from most of the town's secondary education options. No onward chain.

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### ACCOMMODATION:

The property is entered primarily via the sheltered front entrance, opening to a practical reception hall with under stairs storage and access to a cloakroom, as well as the living accommodation. The particularly spacious sitting room offers space to gather the whole family, while glazed sliding doors at one end open to a separate dining room, offering a versatile area for entertaining or to suit growing families in a variety of uses. The kitchen/breakfast room is comfortably proportioned to host informal meals and is fitted with a range of wall and base cabinetry, roll edge worktops and a composite drainer sink. You'll find space for freestanding appliances such as a fridge/freezer, washing machine and cooker. On the first floor there are two useful full height fitted cupboards on the landing, as well as access to three good size bedrooms, all of which could take double beds if required, and with the two larger rooms featuring fitted wardrobes. The modern family shower room comprises a contemporary white suite including wash basin over vanity unit, WC and large enclosed shower cubicle.

### OUTSIDE:

In addition to well maintained family friendly gardens, external storage options are generous too, with an enclosed store room at the front of the property, a single garage with both vehicular access off the driveway and pedestrian door into the rear garden, and finally a separate block built workshop/store at the rear of the garage. There is off road parking for two cars on the driveway and the established front garden gives the property an appealing frontage including lawn and mature shrubs. The enclosed rear garden features a large patio for outdoor seating, well maintained lawn and veg plot/greenhouse foundation, providing a starting point for home grown produce.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas fired central heating is installed. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

### AGENT'S NOTE:

The property is of non-standard steel frame construction. As such we strongly advise all prospective buyers requiring mortgage finance, to check with their lender or broker regarding suitability, prior to viewing/offering.

### LOCATION:

Located within a short walk of the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the variety offered by Clarks Village Factory Outlets in addition to the busy High Street, and there is a wide choice of supermarkets and homeware 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 also boasts a variety of pubs and restaurants to cater for most tastes and budgets.

### 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).







## Berkeley Road, Street, BA16

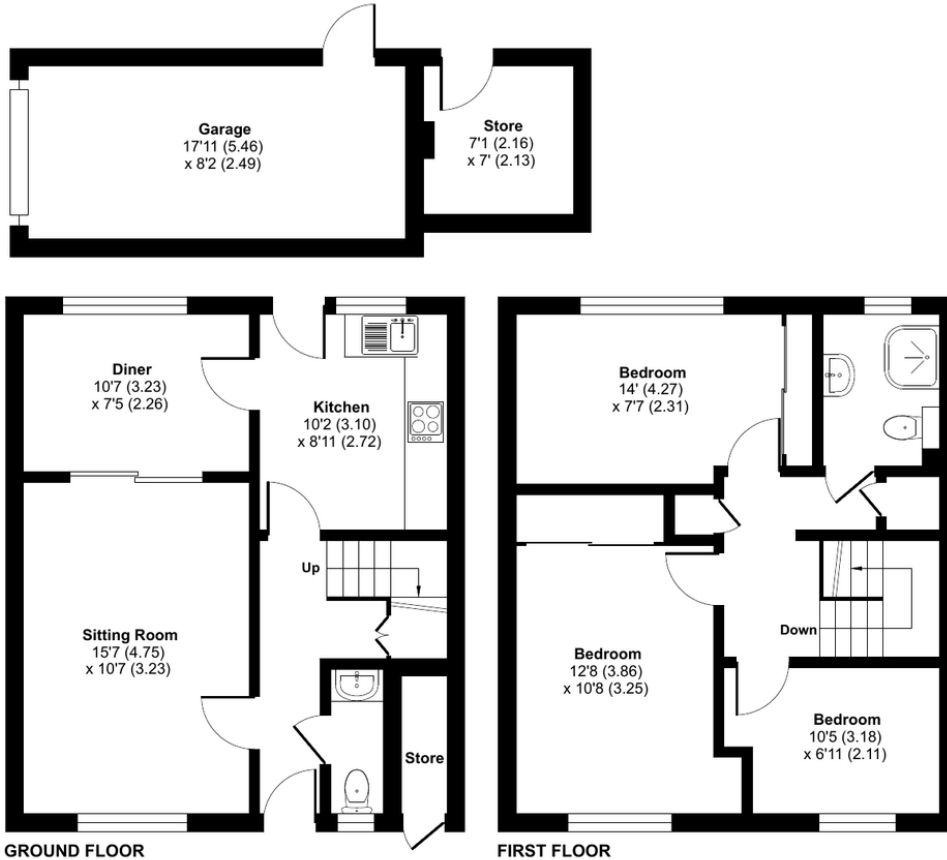
Approximate Area = 922 sq ft / 85.6 sq m

Garage = 146 sq ft / 13.5 sq m

Stores = 64 sq ft / 5.9 sq m

Total = 1132 sq ft / 105 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 2024. Produced for Cooper and Tanner. REF: 1147934

### STREET OFFICE

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