



£225,000

At a glance...



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**holland
& odam**

25 Kingston Close
Street
Somerset
BA16 0DD

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Follow the High Street with Bear Inn on your right to a mini roundabout. Turn right, third exit into Somerton Road. Continue to a set of traffic lights and turn left. Turn left into Bovemoor Road and then left again into Kingston Close. Continue along for a short distance and as the road bend around to the right the property can be found on the left hand side and will be identified by our For Sale board.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The property is situated on the eastern outskirts of Street which is famous as the home of Clarks Shoes and Millfield School, it also has a good range of sporting and recreational facilities including both indoor and open air swimming pools, tennis, bowls, and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. The nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles whilst Bristol, Bath, Taunton and Yeovil are approximately 33 miles, 31 miles, 27 miles and 15 miles respectively.

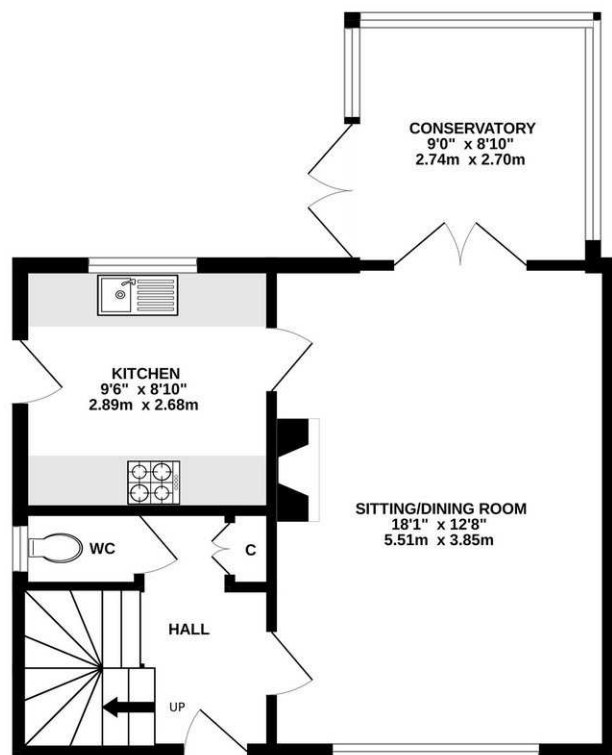
Insight

A fantastic opportunity to acquire this well-presented three-bedroom semi-detached home, offering spacious accommodation, off-road parking and a generously sized rear garden.

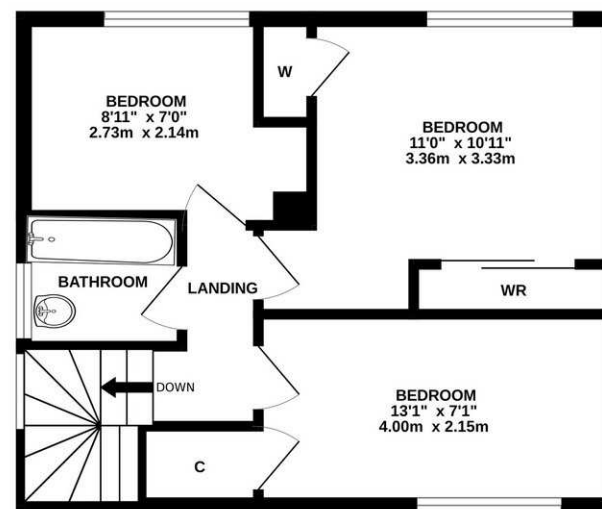
- Spacious dual-aspect sitting/dining room runs the full length of the property, offering plenty of space for lounge and dining furniture with an abundance of natural light.
- Conservatory provides a useful additional reception room with views and doors leading out to the garden.
- The kitchen has been fitted with a range of wall, base and drawer units, sink unit and with space for freestanding cooker and under counter appliances.
- To the first floor there are three bedrooms: two would be considered good sized doubles and both with the added benefit of built in wardrobe/cupboard space.
- The property includes a family bathroom with panelled bath, shower over, and wash basin, while a separate WC is conveniently located on the ground floor.
- Low-maintenance rear garden mainly laid to lawn, with paved area from the rear elevation, with mature shrubs, fruit trees and garden sheds for storage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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