



 3  2  1 EPC E

£210,000 Freehold

Stonehill
Street
BA16 0PB

COOPER
AND
TANNER



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Description

This comfortable family home, located in a convenient central position, offers a unique opportunity not often found in central positions, in the form of a large driveway providing off-road parking for up to three or four vehicles and a generous double garage, as well as level front and rear gardens.

Internally, the property briefly comprises an entrance hall with doors opening off to either side, including into a generous, light and airy living room providing plenty of space for a wide range of seating and display furniture and a focal point comprising gas fire upon period style tiled fireplace. The separate dining room provides great entertaining space or room for family dining with direct access door continuing through to the kitchen. Whilst a degree of modernisation may be required, the kitchen currently comprises a range of base units with roll edge work surfaces, tiled splash backs, stainless steel drainer sink and space and plumbing for a freestanding gas cooker. A pantry to one end of the room provides welcome shelving space but also room for an additional appliance such as a fridge/freezer as required. Completing the ground floor, a conservatory spans the entire rear elevation, enjoying a pleasant aspect across the back garden and additional space for seating, potting or dining as required. To one end, a door opens into a cloakroom with a high level flush WC and to the other is a lobby with a door opening to the driveway and an internal door into the garage.

To the first floor the landing has loft access and a rear facing window for natural light. Doors open off to three bedrooms, two of which are comfortable double rooms with recesses ideal for wardrobes and the third provides a single bedroom or study. The light and airy bathroom has a dual aspect with

side and rear facing windows and a three piece suite including flush WC, pedestal wash basin and bath.

Outside

The front garden is enclosed by attractive timber fencing and a central pathway leads up to the main entrance which is sheltered by a storm canopy. The garden is laid mostly to lawn and bordered by well-maintained flower beds. The driveway at the side of the property provides off-road parking for up to three or four cars and here there are also double doors opening into the garage. This larger than average double garage, rarely found in a property of this nature, provides a wide range of possibilities for enthusiasts or any buyers wishing to start a small business from home. Two side facing windows provide natural light and a pedestrian door towards the rear opens into a greenhouse.

The rear garden is fully enclosed making it both child and pet friendly and of a relatively private nature. A paved patio spans the rear elevation providing entertaining space with the centre of the garden laid to level lawn and bordered by attractive and well-maintained flower beds of varying levels, with a greenhouse to one corner.

Location

Located a short walk from the High Street, convenience stores, bus route and a wealth of amenities. Shoppers enjoy the added bonus of Clarks Village Factory Outlets and there are a choice of five supermarkets 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. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College.

Local Information Street

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas Central Heating

Services: Mains gas, electric, water and drainage.

Tenure: Freehold



Motorway Links

- M5 (J23)



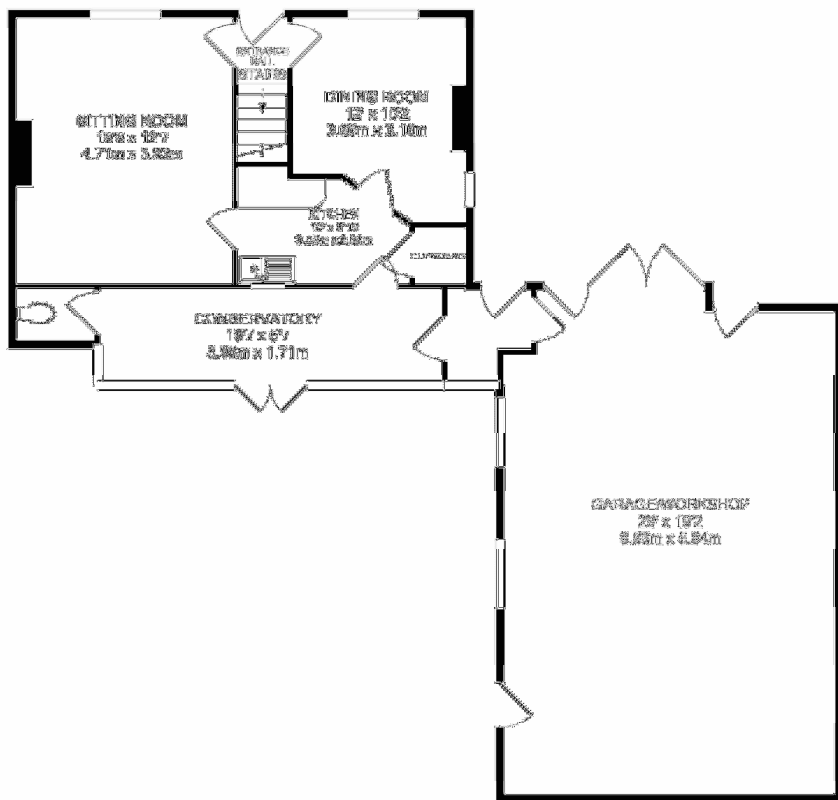
Train Links

- Castle Cary (Paddington)
- Yeovil (Waterloo)

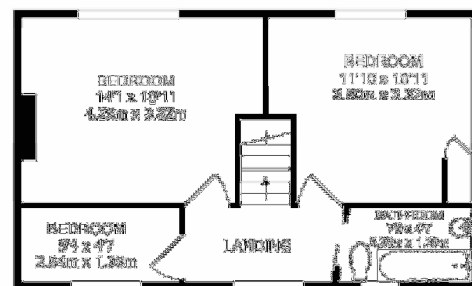


Nearest Schools

- Brookside Community Primary School
- Crispin School
- Millfield School (private)



GROUND FLOOR
APPROX. FLOOR
AREA 1381 SQ.FT.
(100.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1477 SQ.FT. (137.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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AND
TANNER**

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