



£365,000

At a glance...



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**holland
& odam**

4 Oak Crescent
Walton
Somerset
BA16 9AF

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street take the A39 towards Bridgwater. Continue until entering the village of Walton, passing Beehive storage solutions on the right and upon reaching The Royal Oak pub on your left hand side, take the right hand turning immediately opposite into Broughton Close and then left again on to Oak Crescent. No 4 will be found on your right and 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

Oak Crescent is situated just off Main Street, a central location within the small and popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

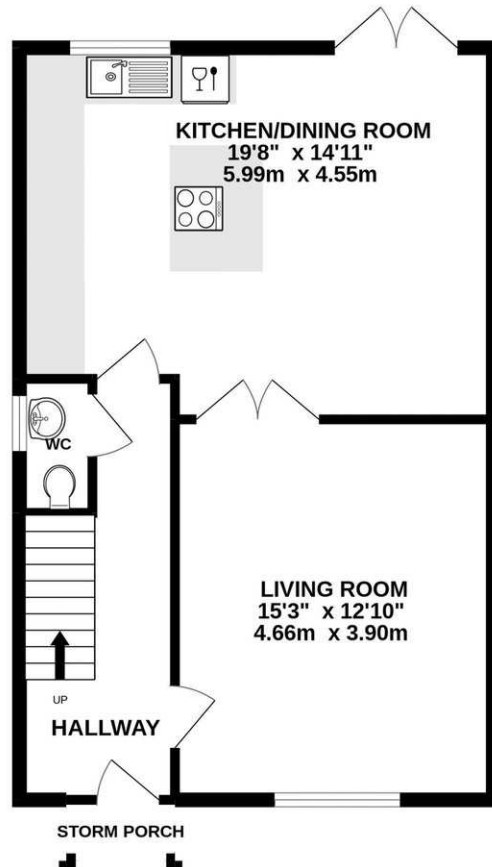
Insight

A superb opportunity to purchase this beautifully presented and tastefully decorated three bedroom semi detached home, situated within a small development of similar properties. Offering well proportioned accommodation throughout, the property also benefits from driveway parking and an enclosed rear garden.

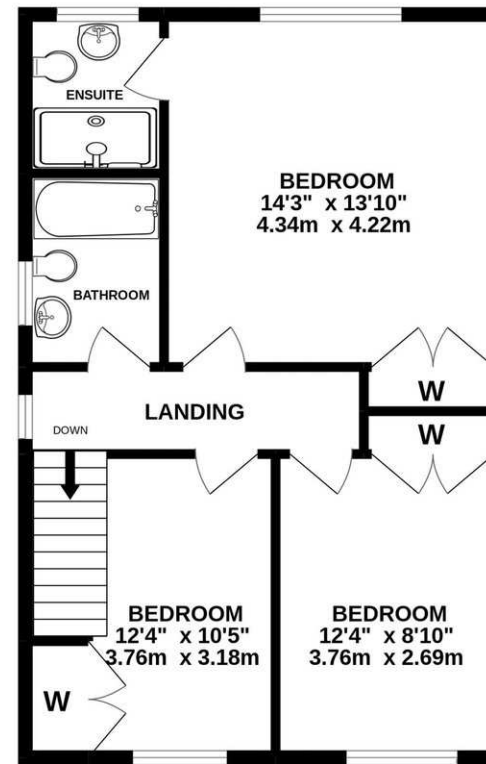
- Welcoming entrance hall providing space for coats and shoes, together with a useful under stairs alcove and convenient ground floor cloakroom.
- Enjoying a generously proportioned, light and bright living room featuring oak glazed double doors opening into the spacious kitchen and dining area.
- Beautifully appointed kitchen/diner with fitted with a range of wall, base and drawer units, quartz worktops, central island, breakfast bar and a comprehensive range of integrated appliances.
- Spacious dining area offering ample room for a family table and chairs, with French doors opening directly onto the rear garden.
- Three well-proportioned double bedrooms, all benefiting from built-in wardrobes, with the principal bedroom also enjoying its own en-suite shower room.
- Stylish, contemporary family bathroom comprising a panelled bath with shower over, wash basin, WC and finished off with a heated towel rail.
- The good size enclosed rear garden is mainly laid to lawn, with attractive raised planters and a covered barbecue area providing an ideal space for outdoor dining and entertaining.
- A further paved seating area is positioned at the foot of the garden, alongside a large timber shed offering useful storage.
- To the front, the property benefits from driveway parking for two vehicles, with an additional space opposite ideal for visitors or family.



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

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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