

# Moorland Road

Street, BA16 9SJ

COOPER  
AND  
TANNER



**Guide Price £239,950 Freehold**

A smartly presented semi-detached home with generous driveway, enclosed carport and garage, good-sized landscaped rear garden and extended accommodation.

Moorland Road  
Street  
BA16 9SJ

 2  2  1 EPC C

## Guide Price £239,950 Freehold

### ACCOMMODATION:

The immaculately presented reception hall offers a warm welcome to the property and sets the standard found throughout the property. Here, stairs rise to the first floor, as well as access off to ground floor accommodation including the stylish and modern kitchen. This features white gloss wall and base units with contrasting work surfaces and upstands, countertop lighting and a stainless-steel drainer sink with mixer tap. Space is provided for a freestanding gas cooker, tall fridge freezer and a washing machine and there is an integral dishwasher. The well-proportioned living room provides ample space for a wide range of seating to entertain family and guests and sliding double glazed doors open out to the extension which serves as a fantastic formal dining space with access to the rear garden.

The first-floor landing provides loft access and leads to two excellent sized double bedrooms and the shower room. The rear bedroom has ample space for a large double bed and a comprehensive range of accompanying furniture, enjoying far-reaching views towards Glastonbury Tor, whilst the front bedroom has a large, fitted wardrobe and separate over-stairs storage cupboard. Completing the internal accommodation is an attractive shower room which features a contemporary white suite including flush WC, wash basin over wall-mounted vanity unit and a corner shower cubicle with rain-head style shower.

### OUTSIDE:

The property is nestled back nicely into its plot, with a driveway leading down the side of the property and providing off-road parking for two vehicles comfortably. The front garden is attractively landscaped although relatively low maintenance, with a combination of well-maintained lawn and beds filled with stone chippings. Beyond the driveway is an enclosed carport providing parking for another two vehicles as well as access to the single

garage towards the rear of the plot. The rear garden has been attractively landscaped to provide lawned areas for recreation and a patio for entertaining. Low-maintenance borders provide space for plotted plants and shrubs.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas 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.

### LOCATION:

Located within walking distance of parks and schools including Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village Factory Outlets as well as the thriving High Street and there is 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.

### 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).







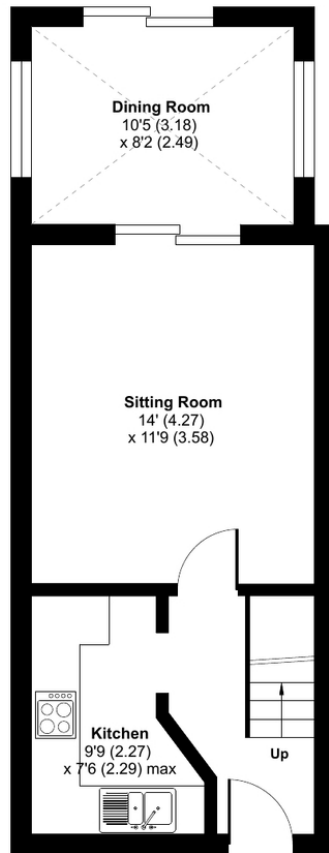
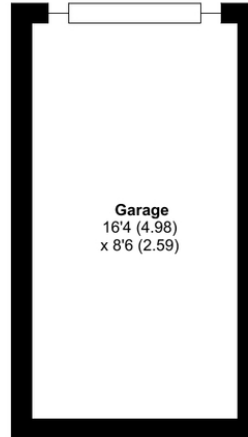
## Moorland Road, Street, BA16

Approximate Area = 665 sq ft / 61.7 sq m

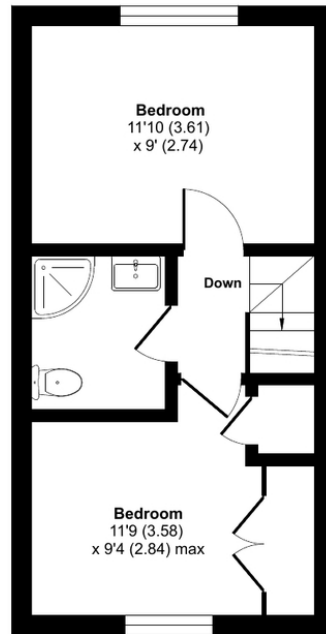
Garage = 139 sq ft / 12.9 sq m

Total = 804 sq ft / 74.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Cooper and Tanner. REF: 1136348

### STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

[street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

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.

