

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



38 SMITHFIELD ROAD, STREET, BA16 0RG



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A spacious and most appealing three bedroom bungalow enjoying an expansive corner plot at the end of a quiet cul-de-sac within a popular residential area of Street. The property has a sitting room, kitchen breakfast room, conservatory, rear lobby, utility, three double bedrooms, cloakroom, and a family shower room. There are beautifully landscaped wrap-around gardens, two adjoining outbuildings, ample parking and a double garage.

About the area

Street is a large village and civil parish in the county of Somerset, having a population of about 11,800 and situated just 2 miles south west of Glastonbury. Most of its history is dominated by that of Glastonbury, and for many years it housed the corporate headquarters and factories of 'Clarks' shoes; these days the head office is still there, along with its very popular museum and, the nationally famous Clarks Village – home to over two hundred discounted retail outlets. Street has an excellent variety of restaurants with the choice of cuisines including: Chinese, Indian, Italian, Thai, American BBQ and more.

There is a wide range of clubs and societies (cultural and sporting) and excellent state & independent schools in the area including primary schools, Millfield, Glastonbury, Wells Blue School, Wells Cathedral School. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Further amenities include a doctors surgery, dentists, hairdressers, leisure facilities and a very popular theatre/cinema to name a few. Castle Cary is the nearest train station with fast links to London.





Accommodation

38 Smithfield is available for the first time in 26 years which stands as testament to what a lovely home this has been for the owners. The plot is notably large which allows scope for enlargement if desired and great privacy within the grounds. Despite the size of the grounds, the property is extremely low maintenance with well-landscaped gravel and patio areas, plus top quality artificial turf in the rear garden.

The front door enters an entrance hall which runs through the house connecting the main living areas. The sitting room is on the right hand side, within which there is a fireplace and a large front facing window. The kitchen lies to the rear of the property with an outlook of the rear garden, and space within the room for a dining table. There are plenty of fitted units here as well as an electric cooker and gas hob. Adjoining the kitchen there is a lovely conservatory which is ideally positioned to take in the aspect of the garden. Leading off the conservatory there is a rear lobby with access to the garden and doors leading to a utility room and the garage. Within the lobby there is a WC too.

There are three double bedrooms within the house, and a family shower room which has a modern walk-in shower, basin, WC, and heated towel rail.





Outside

Immediately in front of the bungalow there is a large parking area leading up to the double garage. The garage is divided into two rooms within, with two separate up-and-over doors.

At the far end of the property, accessed from the front, side and rear, there is a sheltered outhouse which is ideal for use as a games room, workshop or studio. Adjoining this room is a lockable shed.

The garden to the rear of the property enjoys total privacy, with thick borders full of mature shrubbery and a central lawn laid with artificial turf. There is a sunny patio area to the rear of the conservatory and rear lobby, by which there is another, wooden, shed.

Services

Mains gas, water, drainage and electricity.

Tenure: Freehold.

Energy Performance Rating: D

Council Tax Band:



38 Smithfield Road,
Street



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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

