



£250,000

*At a glance...*



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**holland  
& odam**

36 Glanvill Road  
Street  
Somerset  
BA16 0TN

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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



## Directions

From the High Street turn left into Leigh Road at the Library and follow the road until reaching a 'T' junction (Tanyard on the right). Turn right into Middle Leigh and then take the first turning left into Ivythorn Road, continue along into Overleigh. Take the second right into Glanvill Road. Follow the road around to the right towards the end of the road, and the property will be found on the right hand side and easily 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

Glanvill Road is a well established area on the south side of Street within walking distance of countryside. Street is a thriving mid-Somerset town famous as the home of Clarks Shoes, prestigious Millfield School and popular with shoppers visiting Clarks Village. Street provides good primary and secondary schooling, Strode College, Strode Theatre, indoor and open air swimming pools, Victoria sports club and a choice of pubs and restaurants. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. M5 Junction 23 12 miles, A303 (Podimore roundabout) 12 miles, Castle Cary Train station (DL London Paddington) 12.5 miles, Historic town of Glastonbury 2.5 miles, City of Wells 9 miles, Bristol 33 miles, Bath 27 miles, Taunton 20 miles, Exeter 57 miles.

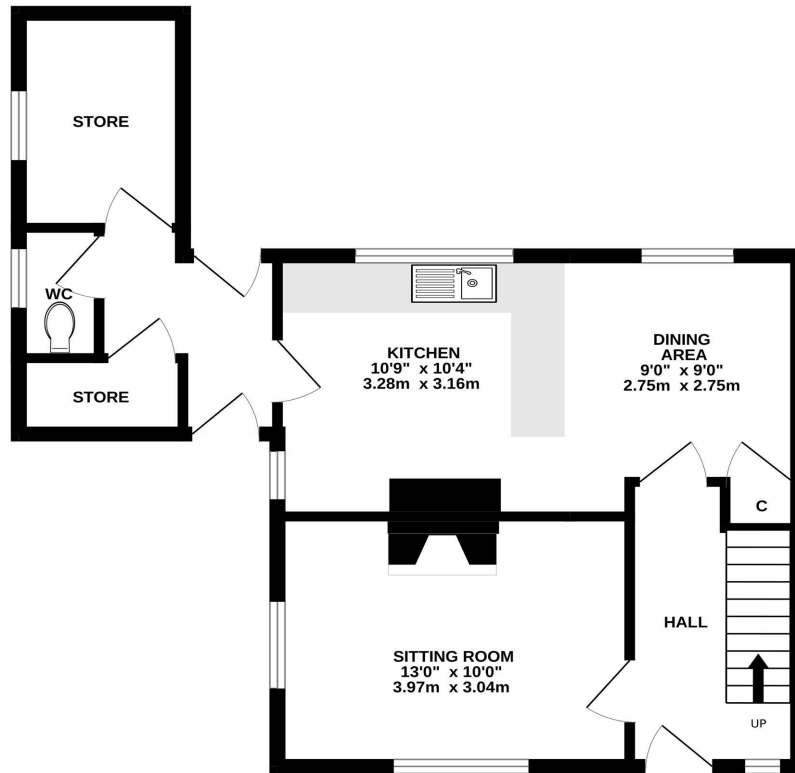
## Insight

A mature two-bedroom semi-detached home offering excellent scope for modernisation and improvement throughout, set on a generous corner plot. The property further benefits from planning permission for the construction of an additional three-bedroom dwelling, presenting an exciting opportunity for developers, investors or buyers seeking a project with potential.

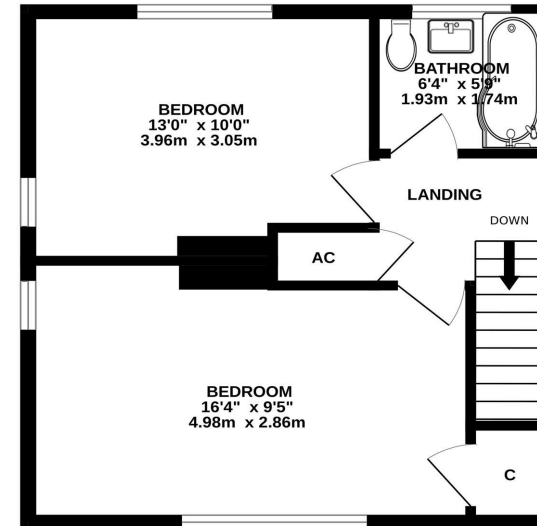
- Development potential -Full planning permission for a three-bedroom dwelling, ref: 2022/1845/FUL.
- Enjoying a good-sized, dual-aspect sitting room with a feature fireplace forming the focal point. Please note, the fireplace has not been tested.
- Kitchen fitted with wall, base and drawer units, built-in oven and hob, plus space for under counter appliances.
- Good-sized dining area with ample space for table and chairs, plus a useful under stairs pantry cupboard.
- Affording two well-proportioned double bedrooms, both light and bright with dual-aspect windows, one benefiting from a built-in wardrobe.
- Modern family bathroom comprising bath with shower over, wash basin, wc and heated towel rail.
- Useful outbuilding with store rooms, WC facilities and direct access out to the rear garden.
- Generous wraparound front and side garden, mainly laid to lawn, offering excellent outside space and off-road parking.



GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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