

45 Leigh Furlong Road | Street | BA16 0LF

FREEHOLD

£326,750

PROPERTY SUMMARY



Tucked away in the peaceful residential setting of Leigh Furlong Road, Street, this beautifully presented two-bedroom bungalow offers stylish contemporary living throughout.

The property features a spacious and inviting lounge/diner, creating the perfect setting for both relaxing and entertaining. Finished to a high contemporary standard, the home offers bright and well-proportioned accommodation designed for modern living. There are two well-sized bedrooms, including a principal bedroom with ensuite, as well as a sleek modern bathroom, all thoughtfully presented to create a comfortable and welcoming atmosphere. Outside, the attractive low-maintenance garden provides an ideal space to enjoy the outdoors with minimal upkeep required. An early viewing is highly recommended.



Entrance Hall

Radiator. Storage cupboard. Loft hatch with a pull down ladder. Doors leading to bedroom one, two, bathroom, kitchen and lounge/diner.

Kitchen

12'8 x 11'2 (3.86m x 3.40m)

A range of wall, drawer and base units with work surfaces over. Sink with drainer and mixer tap over. Integrated double oven with induction hob and cooker hood over. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for a washing machine. Breakfast bar. UPVC double glazed doors leading to rear garden.

Lounge/Diner

24'9 x 12'2 (7.54m x 3.71m)

Two radiators. UPVC double glazed sliding doors leading to rear garden.

Bedroom One

12'0 x 11'2 (3.66m x 3.40m)

Radiator. UPVC double glazed window to front. Door leading to ensuite.

En Suite

Low level WC, wash hand basin with storage under. Walk in shower. Spotlights. Extractor fan. Heated towel rail

Bedroom Two

13'11 x 10'9 (4.24m x 3.28m)

Radiator. Built in cupboard. UPVC double glazed window to front.

Bathroom

Low level WC, wash hand basin with storage under and panelled bath with shower over. Tiling to splash prone areas. Wall mounted heated towel rail. UPVC double glazed obscure window to rear.

Semi Detached Bungalow

Kitchen

Lounge/Diner

Two Bedrooms

Bathroom

Courtyard Garden

Off Road Parking

Excellent Presented

Quiet Location

No Onward Chain



INTERESTED IN THIS PROPERTY

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Rear Garden

Low maintenance partly walled courtyard. Laid to patio for ease of maintenance with eye level borders. Double outdoor electric socket. Water tap.

Front Of Property

A driveway providing off road parking for two vehicles. A side gate leading to the rear of the property.

Disclaimer

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Street Ammenities

Street is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village Shopping Centre complementing the High Street shopping facilities. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The historic town of Glastonbury is approximately 3 miles away and boasts a variety of unique local shops. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Purchasers Note

A new gas condensing boiler has been recently fitted at the property, and a new roof was installed three years ago.

GROUND FLOOR



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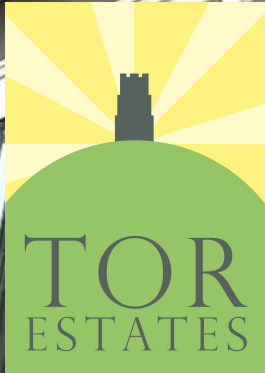
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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