

19 Moccasin Way | Street | BA16 0GS

FREEHOLD

£305,000

## PROPERTY SUMMARY

4  2  1  B 

Welcome to this delightful four-bedroom house located on Moccasin Way in Street. This property offers a perfect blend of comfort and convenience, making it an ideal family home.

The property boasts a living room, kitchen/diner, utility room, cloakroom, four bedrooms, ensuite to the master bedroom and a bathroom.

The south-facing rear garden is a true highlight, along with an allocated parking space, and a garage. With no onward chain, this property is ready for you to move in and make it your own.



### Entrance Hall

Composite entrance door to front. Door to garage. Door to living room.

### Living Room

13'0 x 16'11 (3.96m x 5.16m)

Stairs to first floor. Radiator. Double glazed floor to ceiling window to front. Double doors to kitchen/diner.

### Kitchen/Diner

Fitted with a range of wall, drawer and base units with wood effect work surfaces over. Inset stainless steel sink with drainer and mixer tap over. Integrated electric oven, gas hob and cooker hood over. Space and plumbing for a dishwasher. Space for an upright fridge/freezer. Radiator. Space for a dining table and chairs. Double glazed window to rear. Double glazed French doors leading to rear patio. Door to utility room.

### Utility Room

A range of wall and base units with wood effect work surfaces over. Space and plumbing for a washing machine. Double glazed door leading to rear patio. Door to cloakroom.

### Cloakroom

Fitted with a low level WC and pedestal wash hand basin. Radiator. Extractor fan.

### Landing

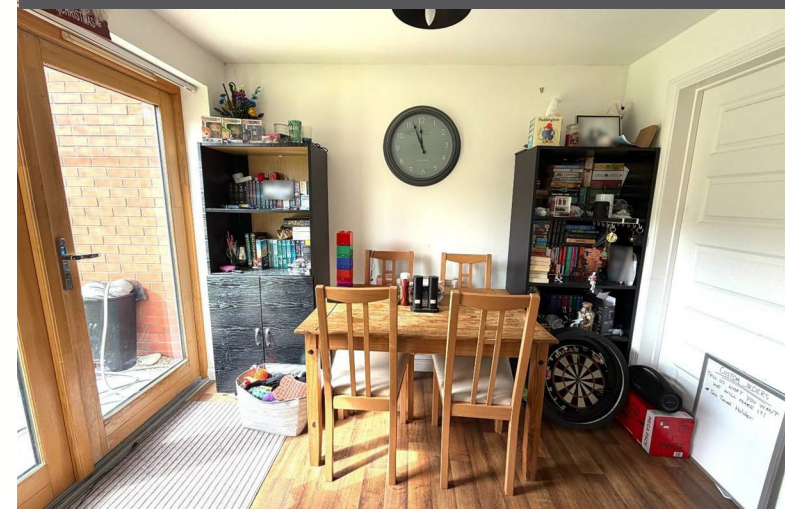
Airing cupboard. Radiator. Doors leading to bedroom one, two, three, four and bathroom.

### Master Bedroom

13'1 x 9'11 (3.99m x 3.02m)

Radiator. Two double glazed floor to ceiling windows to front. Door to en suite.

End Of Terrace Home  
Living Room  
Kitchen/Diner  
Utility Room  
Master En Suite  
Four Bedrooms  
Bathroom  
South Facing Garden  
Garage  
Allocated Parking Space



## INTERESTED IN THIS PROPERTY

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## MORTGAGE ADVICE

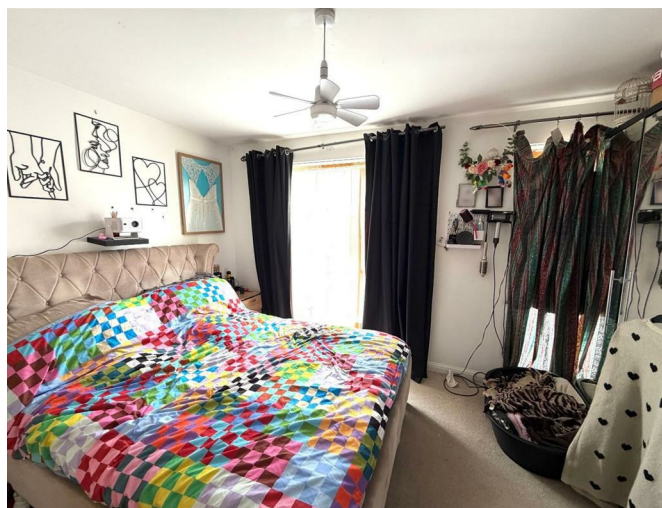
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### En Suite

Fitted with a low level WC, wash hand basin and shower cubicle with mains connected shower over. Tiling to splash prone areas. Heated towel rail. Extractor fan.

### Bedroom Two

9'4 x 13'11 (2.84m x 4.24m)

Radiator. Storage cupboard. Loft Hatch. Double glazed floor to ceiling window to front.

### Bedroom Three

8'1 x 12'6 (2.46m x 3.81m)

Radiator. Double glazed window to rear.

### Bedroom Four

6'10 x 9'1 (2.08m x 2.77m)

Radiator. Double glazed window to rear.

### Bathroom

7'2 x 6'0 (2.18m x 1.83m)

Fitted with a low level WC, wash hand basin and panelled bath. Tiling to splash prone areas. Heated towel rail. Extractor fan. Double glazed obscure window to rear.

### Rear Garden

Patio and entertaining area. Boasting a sunny south facing garden, laid to lawn enclosed with wooden fencing.

### Front Of Property

The property is accessed via a paved pathway leading to the covered main entrance. Artificial grass.

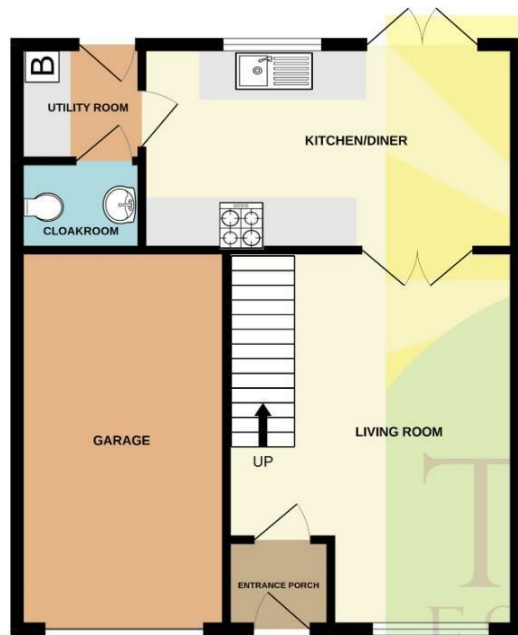
### Purchasers Note

There is an Estate Management Charge of approx £280.000 per annum, for the upkeep of the communal areas.

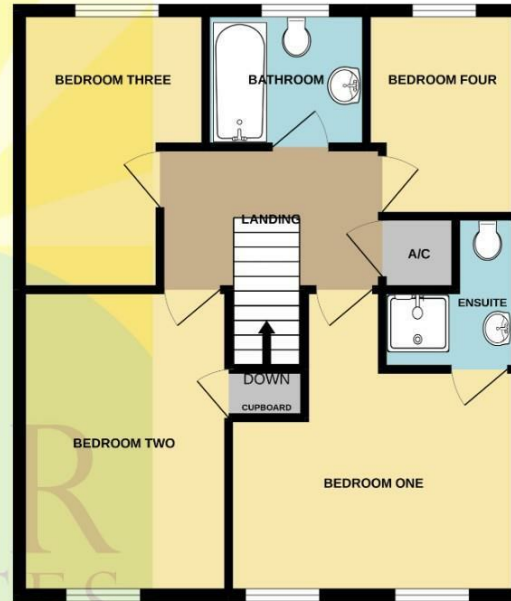
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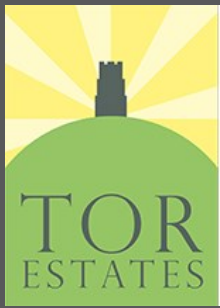
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



