Moccasin Way

Street, BA16 0GS

COOPER AND TANNER







Asking Price Of £315,000 Freehold

Set within the award winning Houndwood development, a short walk from the High Street and Clarks Village, this well-presented family home offers spacious accommodation arranged over two floors, a garage, allocated parking and a south-facing garden. Offered with no onward chain.

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ACCOMMODATION:
A covered main entrance leads into a practical lobby area, providing a place to leave coats and footwear before entering the main house. The sitting room is an inviting space, enjoying excellent natural light thanks to its full-height windows. There is plenty of room for both lounge and display furniture, while a staircase rises to the first floor with useful storage incorporated below. Double doors open into the open-plan kitchen/breakfast room at the rear, offering a sociable environment for everyday family life as well as entertaining. Double doors open directly onto the garden, allowing the outdoor space to become a natural extension of the accommodation during the warmer months. The kitchen is fitted with a range of coordinated cabinetry and integrated oven/hob/hood, together with ample preparation space and a fitted sink unit. A separate utility room adds further practicality, providing additional storage and laundry facilities, whilst a ground-floor WC is conveniently positioned here. The first floor comprises four comfortable bedrooms and the family bathroom. Three of the bedrooms are generous doubles, with the principal bedroom benefiting from its own ensuite shower room. The remaining bedrooms are served by a well-appointed bathroom fitted with shower over bath, pedestal sink and low-level WC.

OUTSIDE:
A substantial single garage offers excellent flexibility for storage, hobbies or secure parking, while an allocated parking space is situated close by. The generous rear garden has been designed for ease of maintenance and enjoyment, featuring a sizeable gravelled area that provides an ideal setting for outdoor dining. Beyond lies an area of lawn, creating a pleasant spot for recreation or to simply enjoy the sunny south facing aspect. Enclosed by fencing throughout, the garden offers a good degree of privacy and security for families with children or pets.

SERVICES:
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

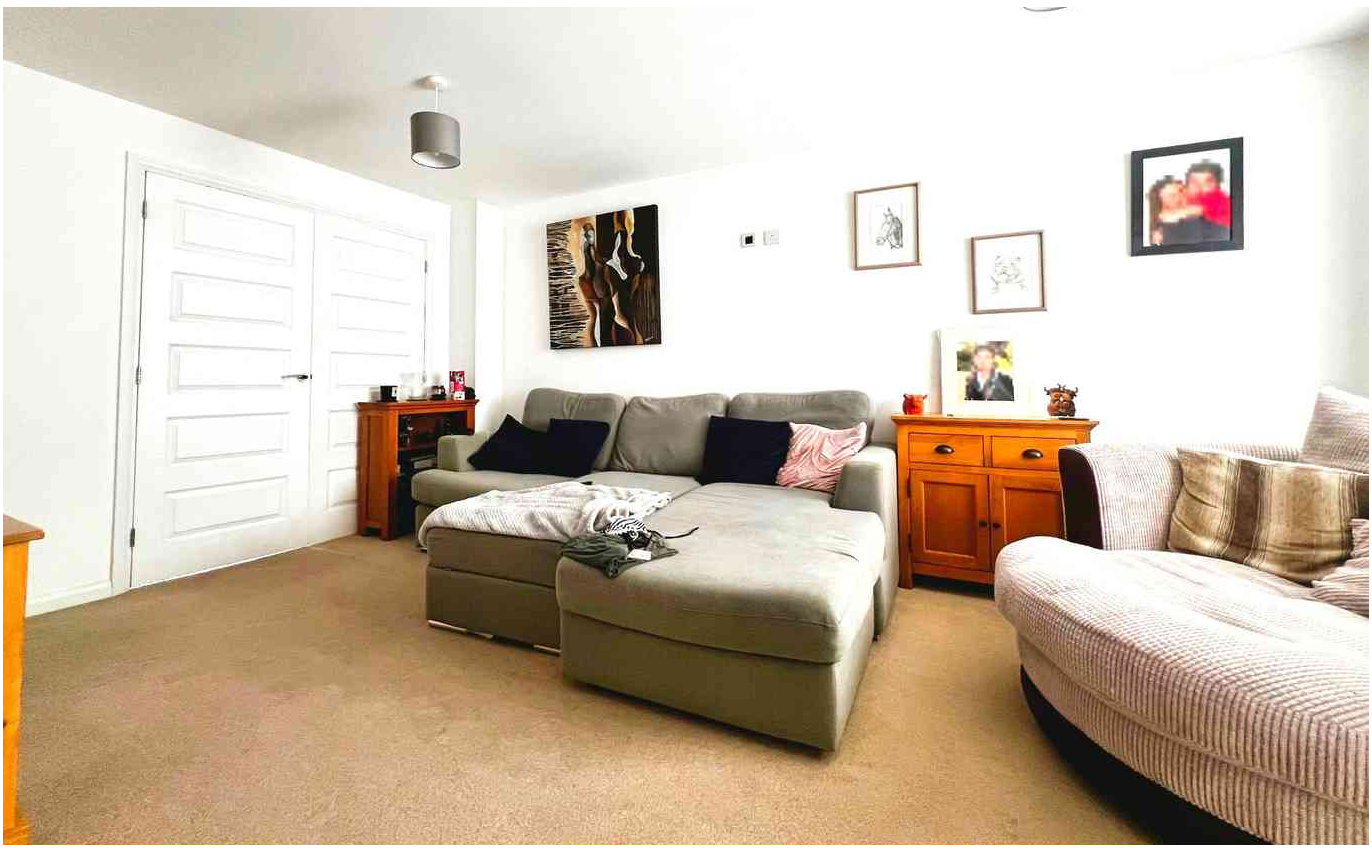
LOCATION:
Located on the popular Houndwood development, just a short walk from the town centre and various green spaces. Shoppers can enjoy the variety offered by the High Street complimented by Clarks Village Factory Outlets. You'll find a wide array of supermarkets and homewares stores within a short drive too. 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 to cater for most tastes and budgets. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College.

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.

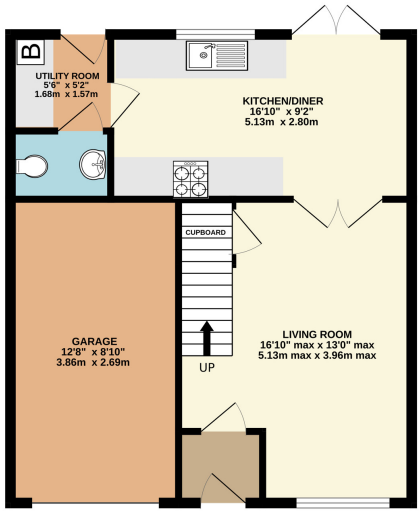




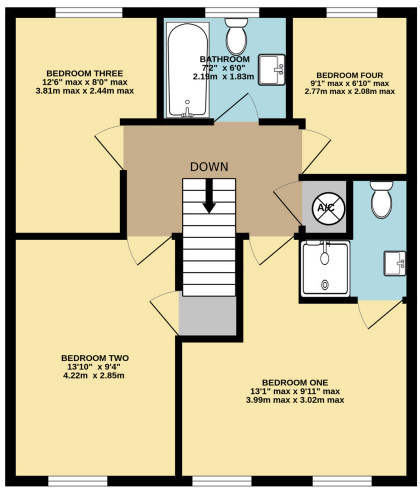




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1066sq.ft. (99.0 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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STREET OFFICE
Telephone 01458 840416
86, High Street, Street, Somerset BA16 0EN
street@cooperandtanner.co.uk

COOPER AND TANNER

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