Californian Parade

Street, BA16 0FZ

COOPER AND TANNER







Asking Price Of £330,000 Freehold

Occupying an enviable position in a leafy corner on the fringe of the development, neighbouring open green space, this stylish four-bedroom home is offered in genuinely immaculate order with an unusually high specification throughout. A turn-key home that's ready to simply move into and enjoy!

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ACCOMMODATION:
A welcoming entrance opens through to a bright and versatile ground floor, ideally arranged for modern family living. A naturally bright dual aspect sitting room provides a relaxed space to enjoy time with family and friends, as well as your favourite show. Stylish yet hard wearing Karndean flooring continues through to the impressive open-plan kitchen/dining room, which is beautifully finished with upgraded, light-toned wood-effect cabinetry, sleek quartz worktops, and an inset breakfast bar — a lovely spot for both casual or formal dining, enjoying garden views through French doors. The kitchen also features an undermounted sink, filtered water tap and integrated wifi connected Bosch appliances including: an induction hob; eye level oven / microwave; cooker hood; dishwasher and fridge. Both main ground floor rooms benefit from fully installed air conditioning, keeping the space comfortable year-round. A separate utility room sits just off the kitchen, housing the boiler and further laundry appliances and provides useful additional storage, as well as access to the garden and cloakroom. Internal access to the integral garage, ensures accessible storage / hobby or potential workspace as required.

Upstairs, a generous landing gives access to an airing cupboard and four well-proportioned bedrooms, all of which enjoy a fully installed air conditioning system. The principal suite is a lovely, light-filled double with a dual aspect, ample space for a large bed and accompanying wardrobes, as well as access to a private en-suite shower room. Of the three further bedrooms, two can accommodate double beds if necessary, plus a generous fourth single currently arranged as a home office. These rooms are served by a superbly appointed family bathroom fitted with a bath, mixer shower over, WC, pedestal wash basin and contemporary tiling.

OUTSIDE:
One of this home's real highlights is the beautifully landscaped rear garden, designed for low-maintenance and year-round enjoyment. A generous porcelain-paved patio sits beneath a large and stylish canopy, creating a sheltered spot for outdoor seating and al fresco dining whatever the weather, while a neat expanse of artificial lawn, bordered by attractive pebble detailing, provides a lush, green backdrop and great recreation space without the upkeep. Enclosed by timber fencing on all sides, the garden offers a private, family-friendly outdoor space that backs onto a copse on the edge of the development, adding to the peaceful, leafy feel of the setting. Outdoor power points and lighting ensure your barbeque can continue into the evenings from Spring to Autumn.

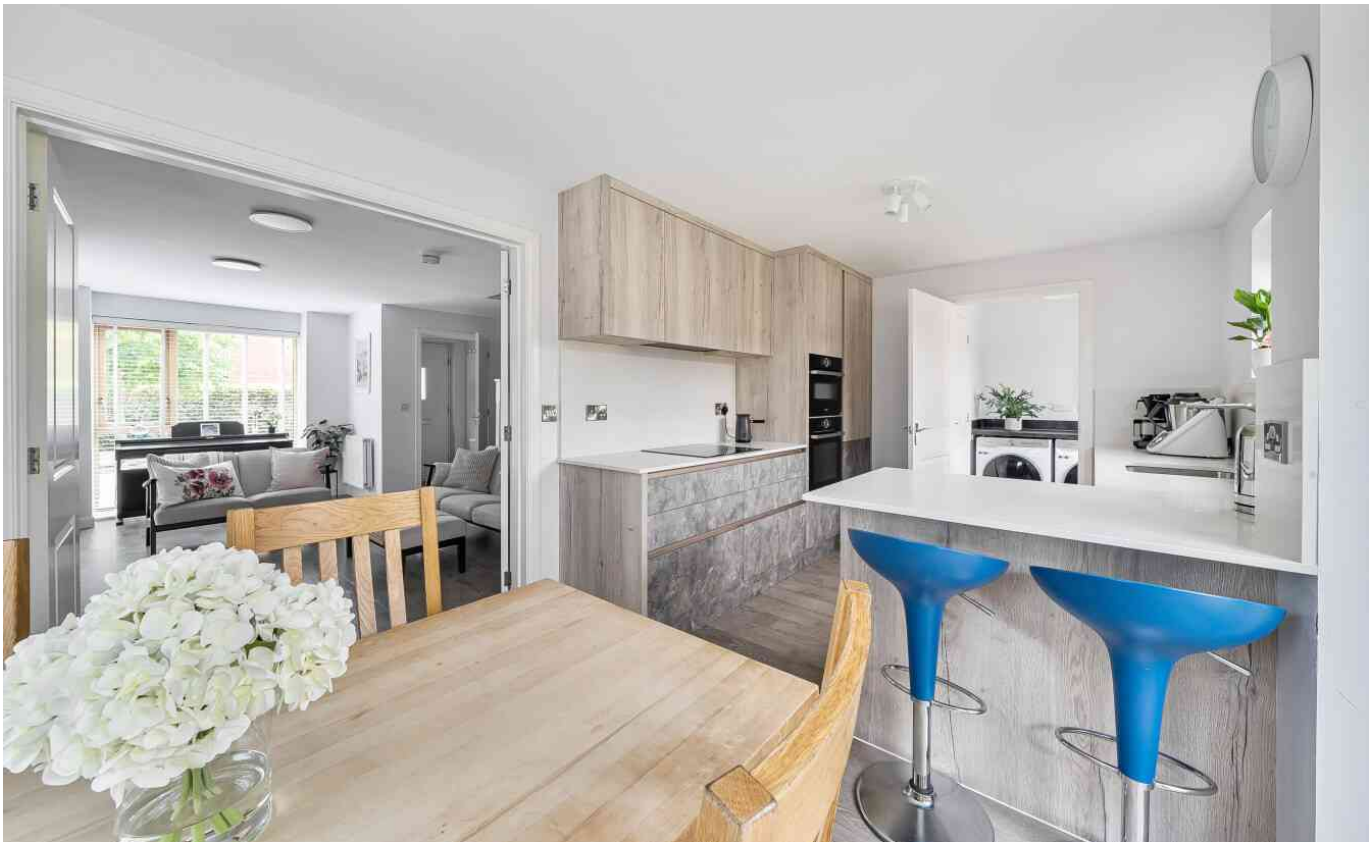
SERVICES:
Mains gas, electric, water and drainage are connected, and gas fired central heating is installed. The property is currently banded D for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with four major providers, whilst Ultrafast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

LOCATION:
Situated in this landmark development and overlooking an attractive communal green, within walking distance of all the amenities of the High Street and Clarks Village. Quality local schooling is provided by renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of the recently expanded industrial park on the edge of town and a choice of supermarkets and homeware stores are within a short drive. 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 also has a variety of pubs and restaurants to cater for most tastes.

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.



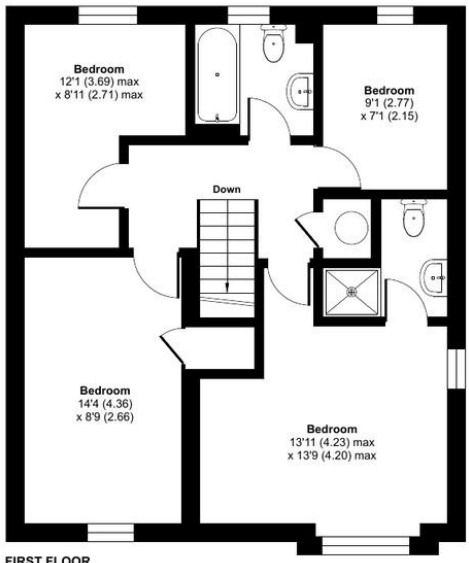




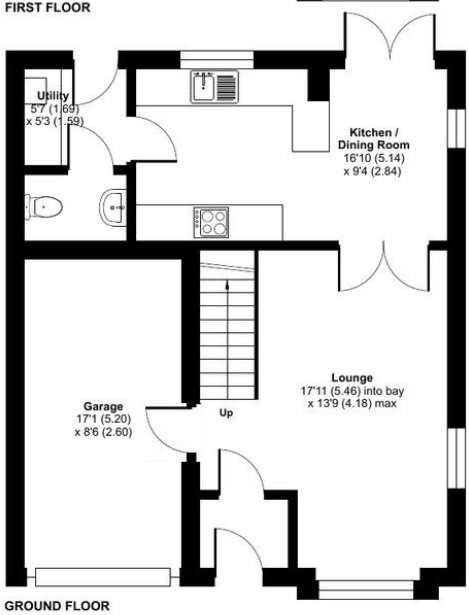


Californian Parade, Street, BA16

Approximate Area = 1077 sq ft / 100 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1220 sq ft / 113.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1502197

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COOPER AND TANNER

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