

# Orchard Road

Street, BA16 0BT

COOPER  
AND  
TANNER



## Guide Price £125,000 Leasehold

We are delighted to present to the market this well proportioned and nicely laid out, one bedroom, first floor flat in the heart of Street. With allocated off road parking, garden area and close proximity to town this property would suit first time buyers, investors or those looking to downsize.

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### ACCOMMODATION:

Entering through a private front door into a small entrance hall you are met with stairs leading to the first floor. The property benefits from a well proportioned double bedroom, bathroom with WC, hand wash basin and bath with electric shower over. The kitchen benefits from a range of base and eye level units, electric hob and oven and stainless steel sink with mixer tap. There is space/plumbing for a washing machine also. The main sitting room is a very good size with glazed sliding doors leading out to the large balcony which provides a very welcoming entertaining space with a lovely outlook over the gardens.

### Outside

The property benefits from one allocated parking space to the rear of the gardens. There are two areas of the garden that belong to the property. Both areas are currently landscaped to hard standing for ease of maintenance but could easily be updated to planting or lawn, or even a modest veg patch.

### SERVICES:

Mains electric, water and drainage are connected and electric heating is installed. The property is currently banded A for council tax within Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with one major provider, whilst Ultrafast broadband is available in the area.

### AGENTS NOTE:

Our vendor advises us that:

- \* The 999 year lease commenced in March 1992.
- \* There is a peppercorn ground rent, and no service charges.
- \* Owners of each flat take on 25% ownership of the freehold, and are directors of the Arthurs Court Management Company. The cost of the buildings insurance and maintenance charges are therefore split four ways, as and when required.
- \* The most recent cost for buildings insurance was £397.48 per property owner.

### LOCATION:

The property is centrally located within a short, mostly level walk to the High Street whilst shoppers enjoy the added bonus of Clarks Village Factory Outlets and there is a choice of five supermarkets within a short drive. Education is provided locally by the renowned Millfield Senior School, Crispin School and Strode College. 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.

### 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.



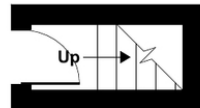




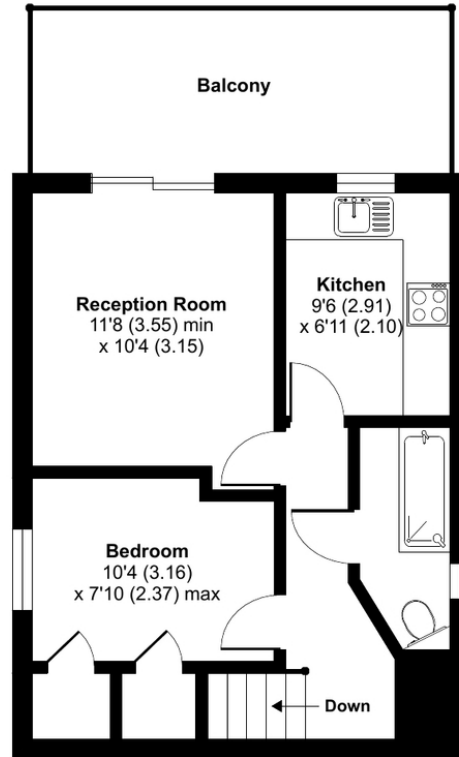
## Arthurs Court, Orchard Road, Street, BA16

Approximate Area = 416 sq ft / 38.6 sq m (excludes ground floor)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1277151

### STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

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

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