

# Oxendale

Street, BA16 0NF

COOPER  
AND  
TANNER



## Asking Price Of £125,000 Leasehold

A nicely presented and well-proportioned, one double bedroom, first floor apartment within the well-regarded Bluestone Court complex. Situated amongst beautiful communal gardens within a very short walk of the High Street and a wide range of amenities. No onward chain.

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 1  1  1 EPC B

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### DESCRIPTION:

The property is situated on the first floor, reached by either communal stairs or lift. The private entrance door opens in to a spacious reception hall with two large fitted cupboards offering useful storage space. Doors open to all accommodation including a practical lounge/diner with loosely defined reception areas providing space for informal seating and a good size dining table for hosting. A doorway leads into the kitchen, which features a range of matching wall and base units, as well as a stainless steel drainer sink with mixer tap. Integral appliances include a four ring ceramic hob with cooker hood over, eye level electric oven, fridge and freezer. The practical and well proportioned bathroom has also recently been modernised to a good standard, featuring a flush WC, hand wash basin, and an easy access double shower cubicle. The bedroom is a comfortable size double room, enjoying a pleasant aspect out across the communal gardens, and includes fitted wardrobes with shelving and hanging space.

### AGENTS NOTE:

Our vendor advises us that:

- \* The 125year lease commenced in 2006.
- \* The current combined ground rent & service charge (including water rates) is £1892.72 per annum.
- \* The ground rent review period is annual
- \* A single occupant must be 60+. Second occupant in a

couple can be 55+

- \* Occupants must be able to live independently
- \* Residents' only parking area, spaces are subject to availability via building management.

### SERVICES:

Mains electric, water and drainage are connected, and electric storage heaters are installed. The property is currently banded B for council tax within Somerset Council. The Ofcom website advises mobile coverage is available from four big providers, and Superfast Broadband is available in the area.

### LOCATION:

Located a short walk from the High Street whilst remaining tucked away within a gated development enjoying substantial landscaped gardens. Shoppers enjoy the added bonus of Clarks Village Factory Outlets close by and there is a choice of five supermarkets 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 has a variety of pubs and restaurants.

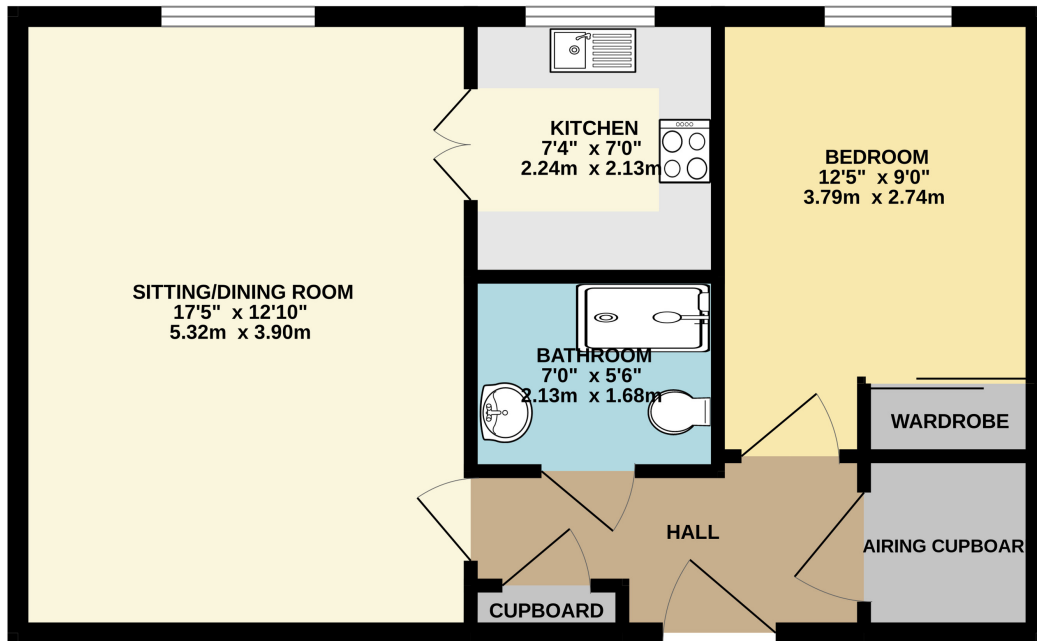
### VIEWING ARRANGEMENTS:

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 (barring adverse weather).





GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.7 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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