

Fielding Road

Street, BA16 9PG

COOPER
AND
TANNER



Asking Price Of £100,000 Leasehold

A well-presented one bedroom apartment in a quiet residential area in the sought after market town of Street.

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Street
BA16 9PG

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ACCOMMODATION:

Entering the building by the front door you are welcomed by a light and airy communal hallway with storage cupboards for the respective apartments, stairs to the first floor and a door to the rear gardens. On the first floor you enter the apartment into a corridor that accesses the flats principle rooms. To the right is the sitting room with front aspect windows as well as a gas fire, (currently disconnected). From the sitting room there is a door that leads into the bedroom. The bedroom also has front aspect windows. From the corridor there is access to the bathroom which is a good size and comprises a bath with shower over. A low level WC and pedestal hand wash basin. The kitchen is nicely appointed with a good amount of cupboard space, stainless steel sink with hot and cold taps and there is room for a cooker and a fridge. There are some appliances in place which could remain so should potential buyers need them.

OUTSIDE:

To the rear of the building there is an area of garden which is mainly laid to lawn, but would benefit from someone who is keen to turn it into a welcoming outside space.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is

currently banded A for council tax within Somerset Council.

AGENTS NOTE:

Our vendor advises us that:

- * The 125year lease commenced in 1997, with 99years remaining.
- * The current annual ground rent is £10.00.
- * The annual service charge for the 2023/2024 financial year is £204.19.

LOCATION:

Located within walking distance of parks and schools including Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village as well as the thriving High Street 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.

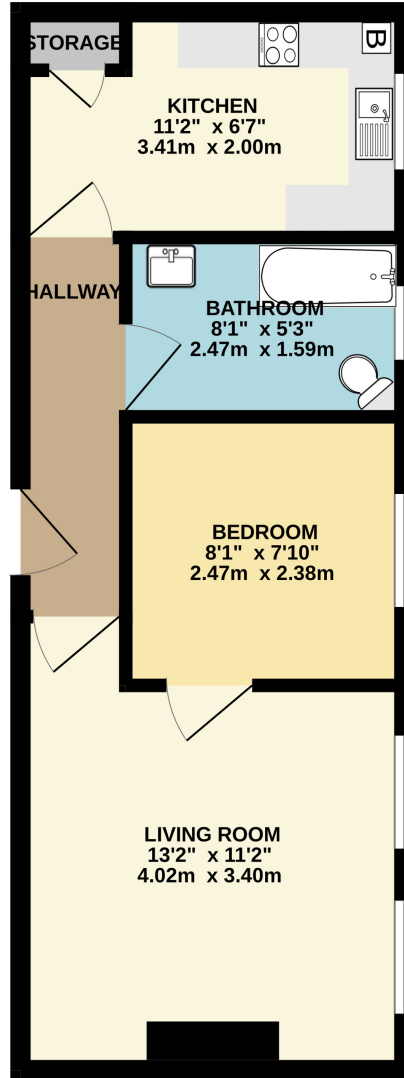
VIEWING ARRANGEMENTS:

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
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 339 sq.ft. (31.5 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

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AND
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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the matters as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

