

# Orchard Road

Street, BA16 0BA

COOPER  
AND  
TANNER



## Asking Price Of £120,000 Leasehold

This first-floor retirement flat is designed for residents aged 55 and over and forms part of a well-maintained, purpose-built complex in the centre of Street. The property comes with a straightforward layout and comfortable interior whilst also being located only a short, level walk around two to three minutes on foot from the town's shops, cafés, banks and other everyday services. Public transport links, including bus routes to surrounding towns and villages, are also within easy reach.

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### ACCOMMODATION:

The flat provides two well-proportioned bedrooms and a separate living/dining room. A neutral-coloured carpet runs throughout the main living areas, including the hallway and both bedrooms, creating a simple and versatile backdrop for a variety of furnishings. The kitchen and bathroom have vinyl surface flooring for ease of cleaning and water resistant qualities. The bathroom is fitted with a walk-in shower, offering convenient access and low-maintenance design.

Large double-glazed windows in the principal rooms allow natural light to fill the space which helps to contribute to a bright atmosphere. Heating is supplied by modern electric heaters, which are easy to operate and help maintain a comfortable temperature throughout the year. Entry to the building is controlled by an intercom system and a communal elevator serves all floors, making the flat accessible without the need for stairs. Residents benefit from the presence of a site manager who is available to provide assistance and oversee the day-to-day operations of the building.

With its practical layout and secure setting, this two-bedroom flat offers a convenient home for those seeking independent retirement living. Its proximity to Street town centre and Clarks Village adds to the appeal, placing essential amenities and leisure opportunities within just a few minutes' walk.

### OUTSIDE:

Off-road parking is available for residents. Spaces are not allocated and therefore operate on a first-come, first-served basis. However, the current residents have an informal



understanding of which areas they typically use. There is the added benefit of a communal rear garden which is available to use as a seating area. Pets are allowed on the premises with prior approval being needed however there is precedent for this with the current owner having been granted approval in the past.

### SERVICES:

The property is connected to mains drainage, water and electric supplies. It is heated via modern electric storage heaters located in each room. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with two major providers, whilst Superfast broadband is available in the area.

### LEASEHOLD INFORMATION:

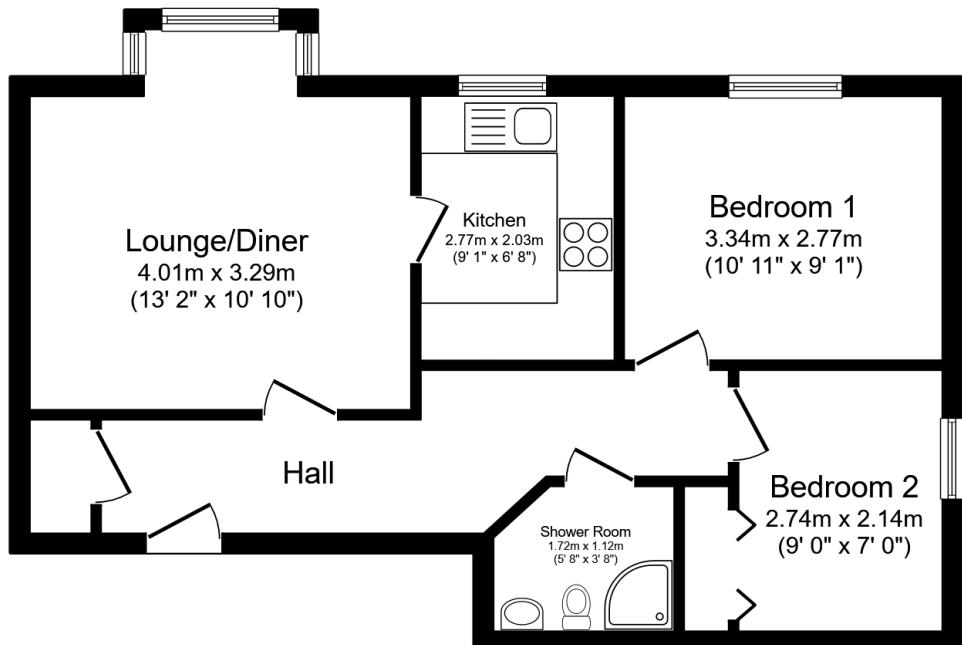
Lease Length Remaining - 62 Years, lease commenced in 1989.  
Annual Service Charge - £4245.97  
Annual Ground Rent - £335  
Both ground rent and service charge payments are made payable to Estate Managements Ltd

### 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.







**Floor Plan**

Floor area 49.9 sq.m. (537 sq.ft.)

Total floor area: 49.9 sq.m. (537 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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