

Somerton Road

Street, BA16 0FE

COOPER
AND
TANNER



Asking Price Of £130,000 Leasehold

An inviting one-bedroom retirement apartment, situated on the ground floor with direct access to the communal gardens. With no onward chain, it presents a straightforward and appealing opportunity for those looking to enjoy a relaxed lifestyle in a convenient location.

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 1  1  1 EPC B

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ACCOMMODATION:

Upon entering the main building, residents are welcomed by a bright, spacious communal lounge with well-appointed kitchen facilities, ideal for socialising and events, while this ground-floor apartment enjoys a quieter position in the neighbouring building with the benefit of step-free access throughout, eliminating the need for stairs or lifts. Inside, a generous hallway leads to all main rooms. The double bedroom features a built-in wardrobe and a charming alcove by the window, perfect for a desk or reading nook. The bathroom is stylishly fitted with a modern double walk-in shower, low-level WC, and a hand wash basin with integrated storage. The bright living and dining area includes an electric feature fireplace for a cosy touch. A door opens onto the communal grounds, providing a pleasant connection to the gardens. The separate kitchen is fitted with a range of stylish modern wall and base units, worktops, drainer sink, and integrated appliances including fridge, freezer, eye level electric oven and inset electric hob with extractor over.

COMMUNAL FACILITIES:

Communal facilities include comprehensive laundry, residents' lounge and attractive lawned gardens located at the rear of the property, away from Somerton Road. Resident's parking is available on a first come first served basis and there is a separate guest suite available for resident's guests.

SERVICES:

Mains electric, water and drainage are connected and there are modern electric storage heaters. The property is currently banded B 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 available in the area.

AGENTS NOTE:

Our vendor informs us that:

- * The 125 year lease began July 2008.
- * The current annual service charge is £1436.60.
- * The current annual ground rent is £212.50.

LOCATION:

Shoppers can enjoy the busy High Street and Clarks Village Factory Outlet which are both a short walk away. 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 as well as picturesque walks and surrounding countryside.

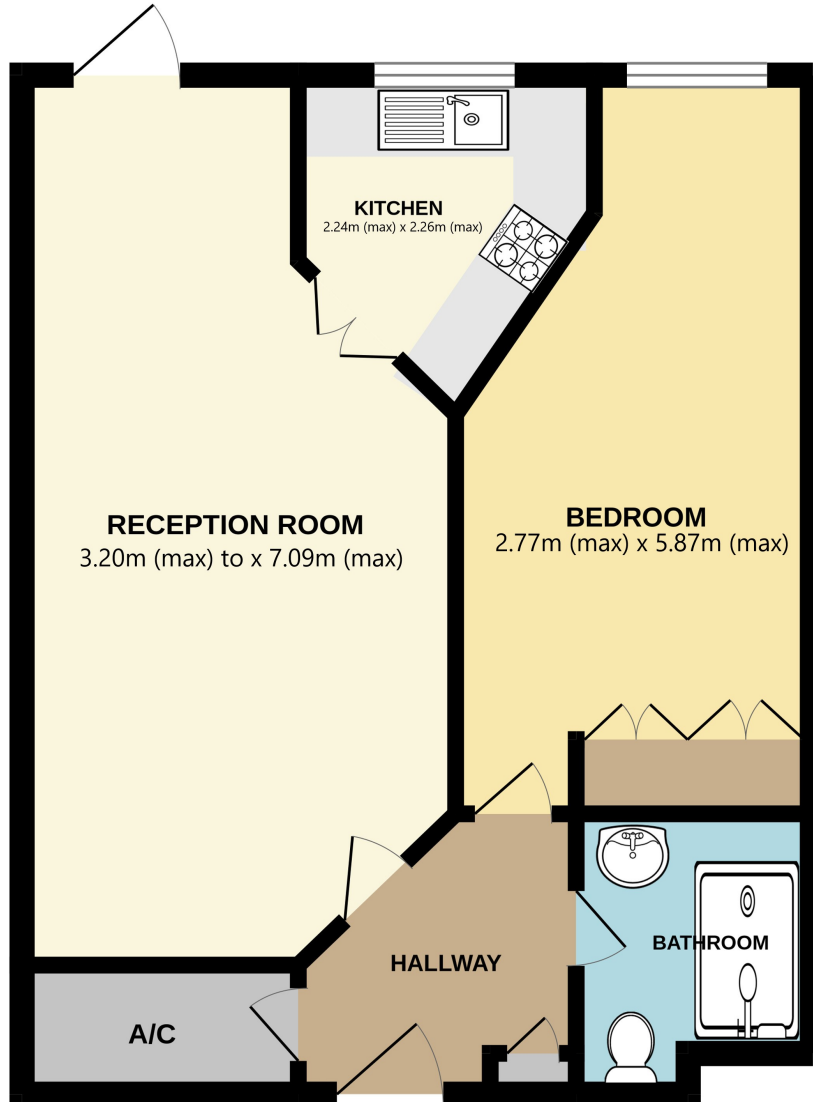
VIEWING ARRANGEMENTS:

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.





GROUND FLOOR



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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