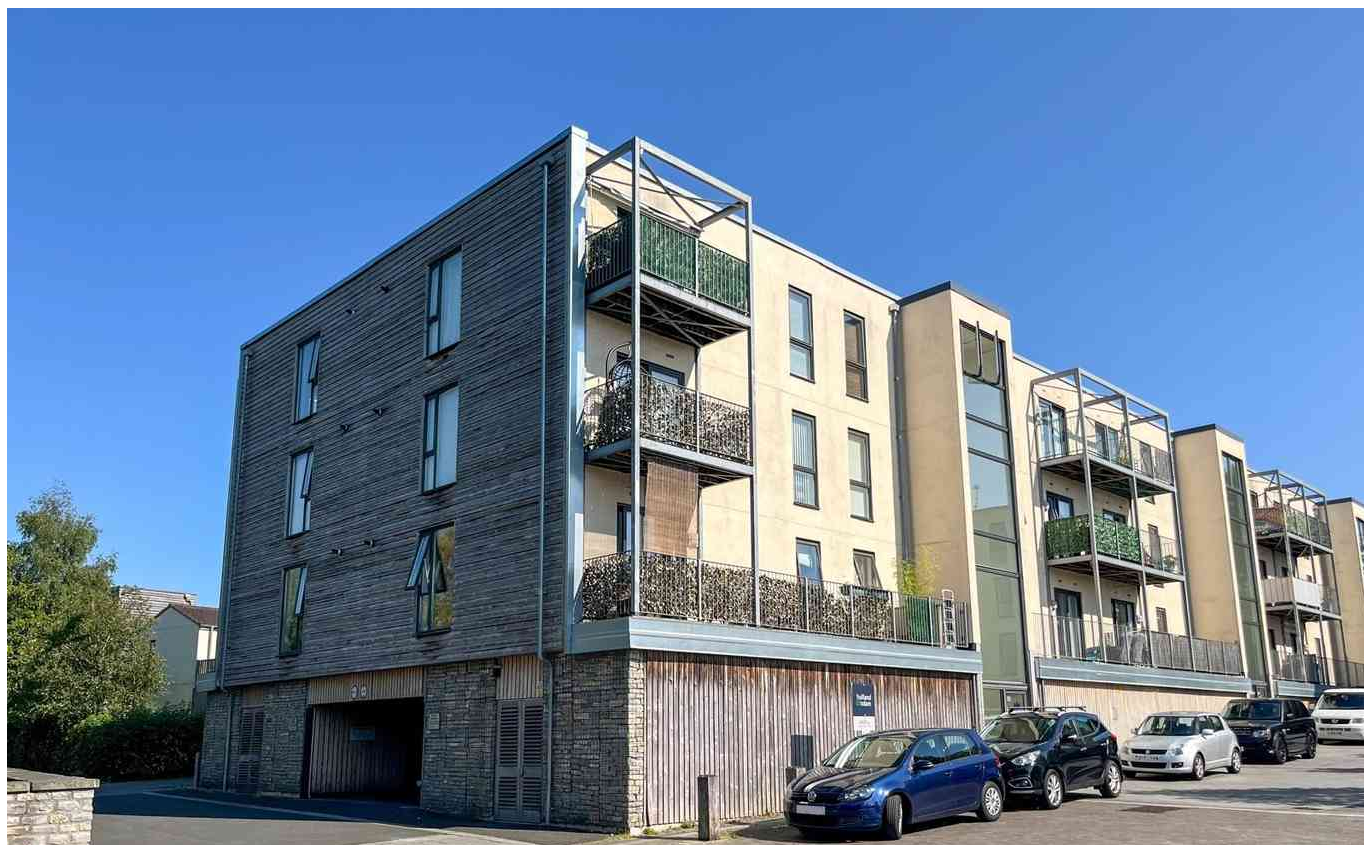


# Lime Tree Square

Street, BA16 0FX

COOPER  
AND  
TANNER



## Asking Price Of £180,000 Leasehold

An immaculately presented two bedroom apartment on the popular Houndwood development. With open plan living/kitchen area and a substantial balcony, this property would suit anyone from investors to first time buyers and those looking to downsize.

Lime Tree Square  
Street  
BA16 0FX

 2  1  1 EPC C

## Asking Price Of £180,000 Leasehold

### DESCRIPTION:

Entering through the main door at street level and then using the stairs to access the first floor you continue through a doorway and to the left to reach the front door of the apartment. The property consists of two bedrooms, the master benefiting from a large walk-in wardrobe. There is a spacious family bathroom that is finished to a high standard and is equipped with a WC, hand wash basin, and bath with shower over. The main kitchen/living area is very well-presented with a fully integrated kitchen. Lots of light is provided by double aspect windows and glazed sliding doors leading out onto the private balcony. This property is perfect for first time buyers or those looking to downsize, as well as investors. Viewing is highly recommended.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that internal mobile coverage is available with two major providers, whilst Superfast broadband is available in the area.

### AGENTS' NOTE:

An allocated parking space is available in the undercroft area which is entered by remote access door.

Our vendor advises us that:

\* The 125 year lease commenced in January 2008.

\* Annual service charges are currently approximately £1800.

\* Annual ground rent is currently approximately £240.

### LOCATION:

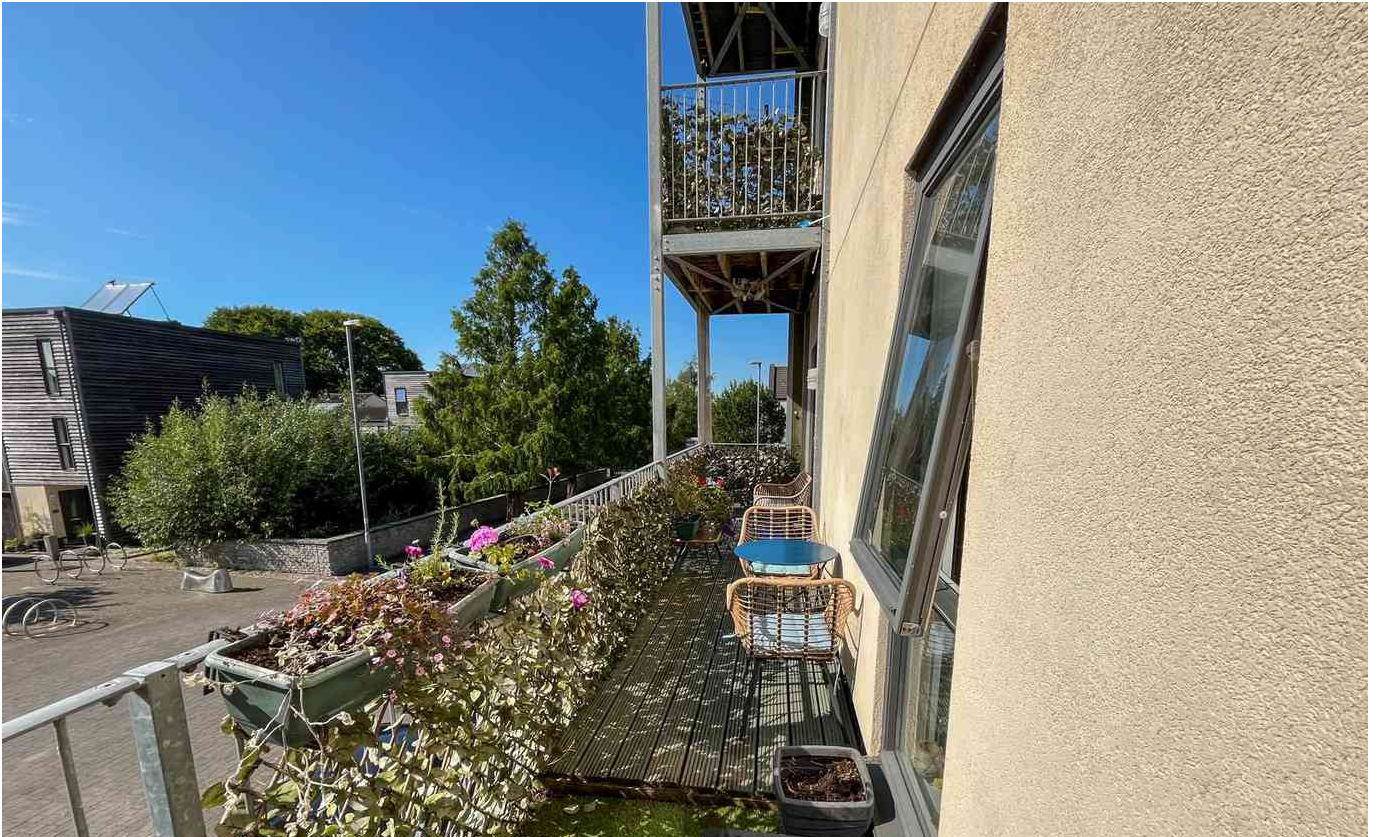
Located within a short walk of the High Street and Clarks Village factory outlets. Quality secondary schooling is available at Millfield Senior School, Crispin School and Strode College all nearby. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town has a variety of pubs and restaurants catering for most tastes, all within a short walk. Castle Cary (approx. 25 min drive) provides the nearest direct rail access to London via the Paddington Line.

### VIEWING ARRANGEMENTS:

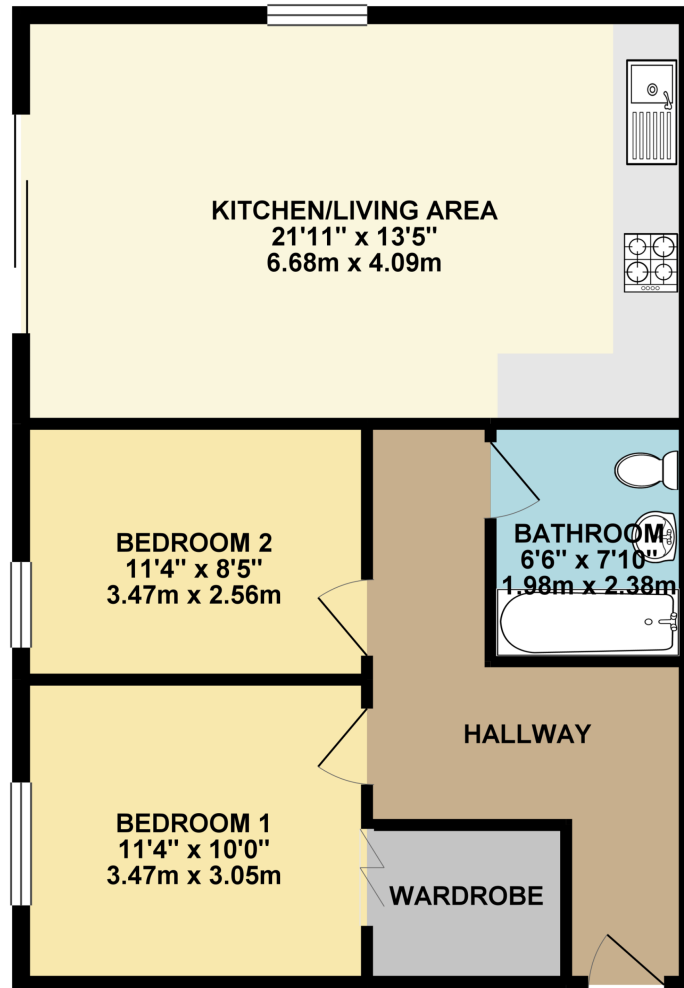
Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).







GROUND FLOOR 697.25 sq. ft.  
( 64.78 sq. m. )



TOTAL FLOOR AREA : 697.25 sq. ft. ( 64.78 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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**COOPER  
AND  
TANNER**

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 m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

