

Middle Leigh

Street, BA16 0LA

COOPER
AND
TANNER



Asking Price Of £195,000 Leasehold

An immaculately presented and spacious first floor maisonette conveniently positioned at the heart of Street, putting most local amenities within walking distance. You'll also enjoy the rare benefit of a private enclosed garden and off road parking with this unique home.

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DESCRIPTION:

The discreet entrance gate to this maisonette cleverly obscures the garden and front door, keeping the visitor guessing as to what lies beyond. As the gate swings open, you'll be greeted by a fully enclosed and very well maintained garden laid to lawn and patio, bathed in sunlight until later in the day, and inviting you to take time out and relax. The front door opens into an entrance porch with flag stone flooring and a hallway with stairs rising to the first floor. Most of the living space is on this floor and has been tastefully decorated giving a contemporary feel, yet maintaining the integrity of its Victorian roots with its recently replaced uPVC double-glazed sash windows. The kitchen, with its warm original wooden floorboards, looks out toward Glastonbury Tor and is fitted out with a range of base and eye level units with a stainless-steel sink and drainer, and space for an electric oven/hob fridge/freezer and washing machine. The spacious lounge/diner provides ample room for both relaxing and entertaining. There are two bedrooms on this floor: the master bedroom, a generously proportioned double with ample room for storage furniture; while the second bedroom is a large single room, with a sunny south facing aspect. Both bedrooms share a stylish tiled bathroom fitted out with a modern white suite including low-level WC, vanity unit with wash hand basin and bath with rain head shower over. From the landing, an attractive spiral staircase rises to the bright and spacious loft room, which the vendor currently uses as an office, but which could provide a hobby space of guest accommodation. Here there is ample storage with cupboards spanning the full 17ft. of the room and stretching back over 4ft into the eaves, with two access doors and lighting.

LOCATION:

The property enjoys a central position within the town, putting most amenities and bus routes within walking distance. Secondary education is provided by the renowned Millfield Senior School, Crispin School and Strode College, all easily accessible. Shoppers

enjoy the High Street with the added bonus of Clarks Village Factory Outlets and there are a wide selection of supermarkets and homewares stores within a short drive. The area is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular Theatre/Cinema as well as a variety of pubs, restaurants and picturesque walks. Castle Cary is within a 25 minute drive and has a direct rail service to London Paddington.

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. Ofcom's online service checker states that Ultrafast broadband is available in this area and that good indoor mobile coverage is likely with four major providers. Additional material information can be found via our online listing, or upon request.

LEASEHOLD INFORMATION:

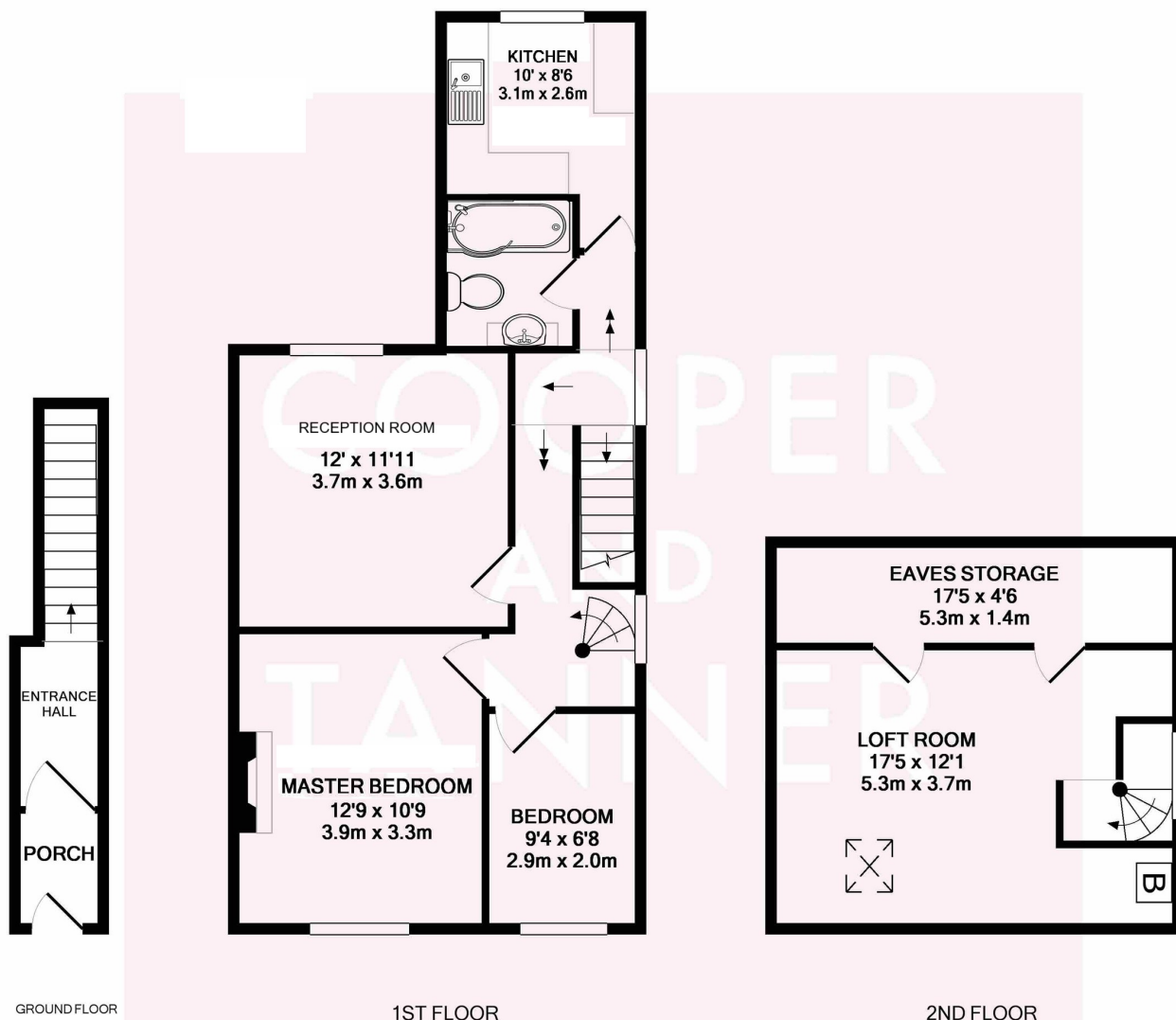
- * Original lease of 999 years started 25/12/87
- * 962 years remaining of the long lease
- * No monthly service charges
- * Peppercorn ground rent
- * Reverse freehold arrangement with shared exterior building maintenance liability

VIEWING ARRANGMENTS:

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.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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