





GUIDE PRICE £80,000

To View:

Holland & Odam
3 Farm Road, Street, Somerset
BA16 0BJ

01458 841411
street@hollandandodam.co.uk



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Energy
Rating **E**

Council Tax Band A

Services

Mains electric, water and drainage are connected. Electric heating.

Local Authority

Mendip District Council
0300 30385588
mendip.gov.uk

Tenure

Leasehold - Length of lease 999 years from 1972. Service/Maintenance Charge £75 per quarter for the apartment and £25 per quarter for the garage.



Location

The property is situated in a residential area towards the town's western outskirts yet within walking distance of the town centre with its excellent range of restaurants and shopping facilities including Clarks Village. Street also offers good recreational and sporting facilities including both indoor and open air swimming pools and Strode Theatre. The historic town of Glastonbury is 3 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Description

An excellent opportunity to purchase this stylishly presented studio apartment with communal garden, garage and parking. Available with no onward chain, vacant possession and all within walking distance of town amenities.

The apartment is access from the communal hall and is located on the ground floor. The living room/bedroom has attractive wood effect flooring and is tastefully decorated with a window to rear overlooking the communal outside space. There is space for a double bed, sofa and freestanding furniture, you have a large useful storage cupboard which contains the hot water tank. An opening leads to the kitchen which is modern and light comprising granite effect work top surfaces, a stylish range of white base, wall and drawer units, built-in oven and electric hob, and space for an under counter fridge/freezer and washing machine. The shower room is fitted with a white suite comprising shower, tiling to all splash prone areas, WC and wash basin.

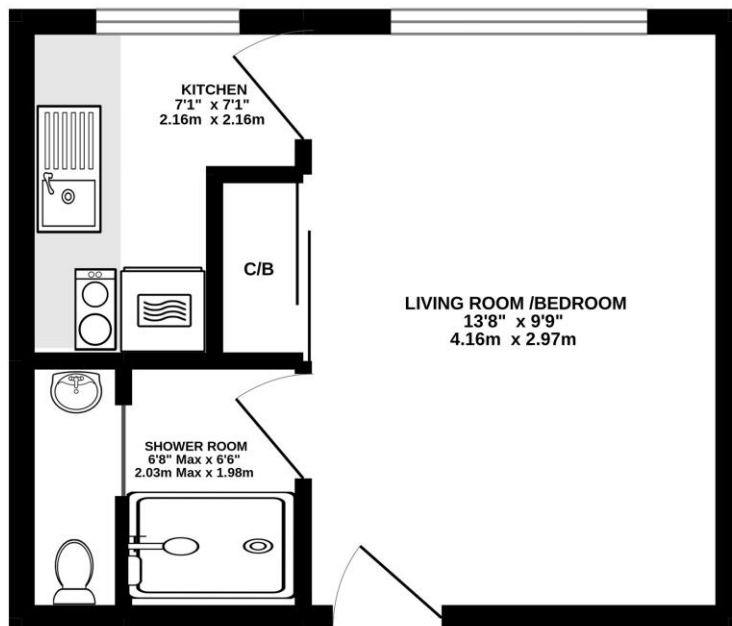
The grounds are neatly maintained being laid to lawn with pathways leading to the entrance doors of both blocks, this studio flat will be found in the block to the left hand side of you as you enter Quantock Court. Parking is located on the right hand side. The garage is fitted with an up and over door, numbered '2' and situated in the block on the right hand side as you enter the development.

Directions

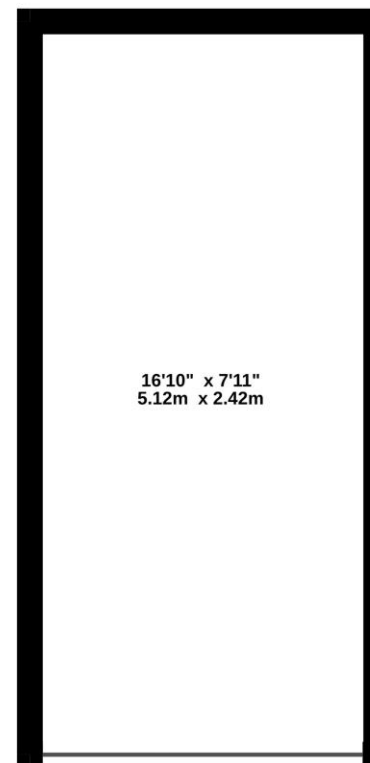
From the town centre proceed in a westerly direction along the High Street and shortly after passing Abbey Garage (Ford Dealership) on the left, turn left into Stonehill. Take the first turning on the right into Queens Road and then first left into Princes Road. After a short distance take the next left and continue straight ahead into Quantock Court.



GROUND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



GARAGE FORMS PART
OF A BLOCK
133 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA : 355 sq.ft. (32.9 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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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