



£175,000

At a glance...



2



1



1

EPC

C

COUNCIL
TAX

B

**holland
& odam**

51 Lime Tree Square
Street
Somerset
BA16 0FX

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the town centre proceed in a westerly direction passing Living Homes on the right. Continue, passing Abbey Garage on the left and shortly after passing the Smile convenience store on the left turn right into the Icon development and right again into Lime Tree Square. Number 51 will be found in the apartment block ahead of you and is approached via the door on the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 109 years remaining
Service/Maintenance Charges £2115.84 per annum
Ground Rent £341.74 per annum



Location

The property is situated within walking distance of the town centre with its good range of shops, banks and cafes. Street also has a good range of sporting and recreational facilities including both indoor and open air swimming pools, tennis, bowls, and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. The nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

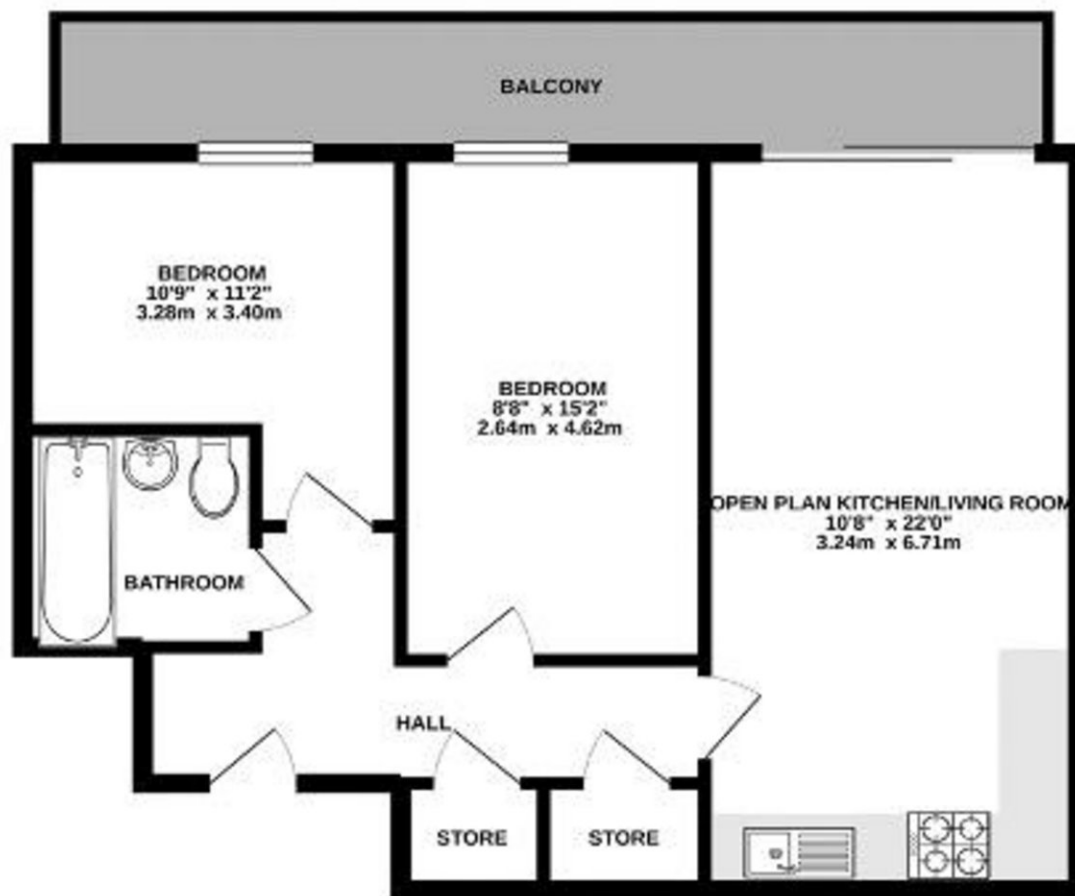
Insight

Available with no onward chain and vacant possession a neatly presented and well maintained, executive style two-bedroom first floor apartment. Situated on the popular Icon development and within walking distance of the town centre and Clarks village.

- The open plan kitchen/living/dining room has a light and airy feel with a modern kitchen at one end and sliding doors opening onto a double width balcony at the other.
- Stylish well-appointed kitchen which has been fitted with a range of wall base and drawer units, worktop surface, built in oven and hob and integrated fridge/freezer.
- Two well-proportioned double bedrooms with floor to ceiling windows which floods the room with an abundance of natural light.
- Contemporary bathroom which comprises bath with shower over, wash basin, WC and heated towel rail and contrasting tiling.
- Spacious reception hallway housing a utility cupboard and a further useful storage cupboard.
- All entrances benefit from secure entry systems and the undercover parking is accessed from the side of the apartment block via remote controlled gates, here you will find the allocated parking space



FIRST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (57.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, the actual measurements of floors, windows, doors and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, products and appliances shown here are for illustrative purposes only and are not guaranteed as to their availability or effectiveness in the future.
As per sub-paragraph 2.2.1.1

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.