



£124,950

*At a glance...*



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EPC

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COUNCIL  
TAX

B

**holland  
& odam**

18 Bluestone Court  
Street  
Somerset  
BA16 0NF

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

Follow the High Street, Bear Inn on your left. Continue through the shopping centre, turn third right into Cranhill Road. Turn first left into Oxendale and turn left again. Proceed across the car park to Bluestone Court.

## Services

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

For information regarding broadband and mobile coverage, go to [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Length of Lease 125 years from 30th Aug 2006  
Service/Maintenance Charges £1455.60pa  
Ground Rent £395.00pa



## Location

An excellent opportunity to purchase spacious first floor apartment overlooking the communal gardens, providing generously proportioned accommodation that is light and airy. Set within this ever popular retirement complex. Available with no onward chain and vacant possession.

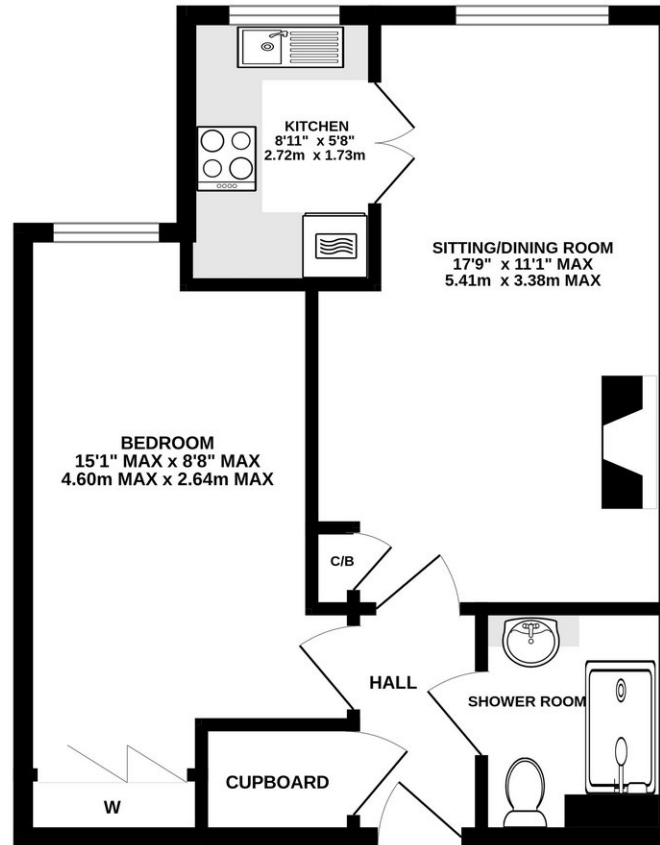
## Insight

An excellent opportunity to purchase a one bedroom first floor apartment overlooking the communal gardens, providing generously proportioned accommodation that is light and airy. Set within this ever popular retirement complex. Available with no onward chain and vacant possession.

- A light and airy one bedroom first floor apartment within this popular complex within walking distance of the town centre.
- Spacious principal reception room which is bright and airy, with feature fireplace and space for living and dining room furniture.
- Well equipped modern kitchen fitted with wall, base and drawer units, ample worktop and with integrated appliances including fridge, freezer, oven and hob.
- Enjoying a good size double bedroom with more than enough space for free standing furniture and useful built in wardrobe.
- The flat is serviced by the shower room which comprises vanity unit with wash basin, large shower enclosure and WC.
- Convenient lift access to all floors of the complex, residents lounge, visitor suite and well manicured communal gardens



FIRST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 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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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.

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