





£89,950

To View:

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

01458 841411
street@hollandandodam.co.uk



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Energy
Rating **D**

Council Tax Band B

Services

Mains electricity, water and drainage are connected. Electric storage heaters.

Local Authority

Somerset Council
03001232224
somerset.gov.uk

Tenure / Charges

Leasehold - Length of lease 99 years from 1989

Ground Rent £235.84 per annum
Service/ Maintenance £3,458.18 per annum plus £240 water/sewerage



Location

The apartment forms part of a purpose built development of retirement properties specifically designed for purchasers over fifty five years of age, situated close to the town centre which offers a good range of shopping facilities including Clarks Village. Street also offers recreational facilities including theatre, tennis, bowls, and both indoor and open air swimming pools. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles.

Description

An opportunity to purchase a spacious two bedroom ground floor over 55's apartment only a stones throw away from the town centre amenities.

Situated on the ground floor, this light and spacious retirement apartment has been thoughtfully designed for easy living and is accessed via the communal hallway. Upon entering the apartment you are welcomed into a spacious entrance hall where you will find a large useful airing cupboard and doors leading off to both bedrooms, lounge and bathroom. The living room is a good size with space for both lounge and dining furniture and has a door leading off to the kitchen, which is fitted with a comprehensive range of wall, base and drawer units with built in oven and hob, space for washing machine, tumble dryer and freestanding fridge freezer. There are two bedrooms one double with built in wardrobes and a further single, both are serviced by the bathroom which comprises bath with shower over, WC, bidet and wash basin. Retirement living allows you to live independently whilst giving you peace of mind that the maintenance of the building and its grounds are all taken care of.

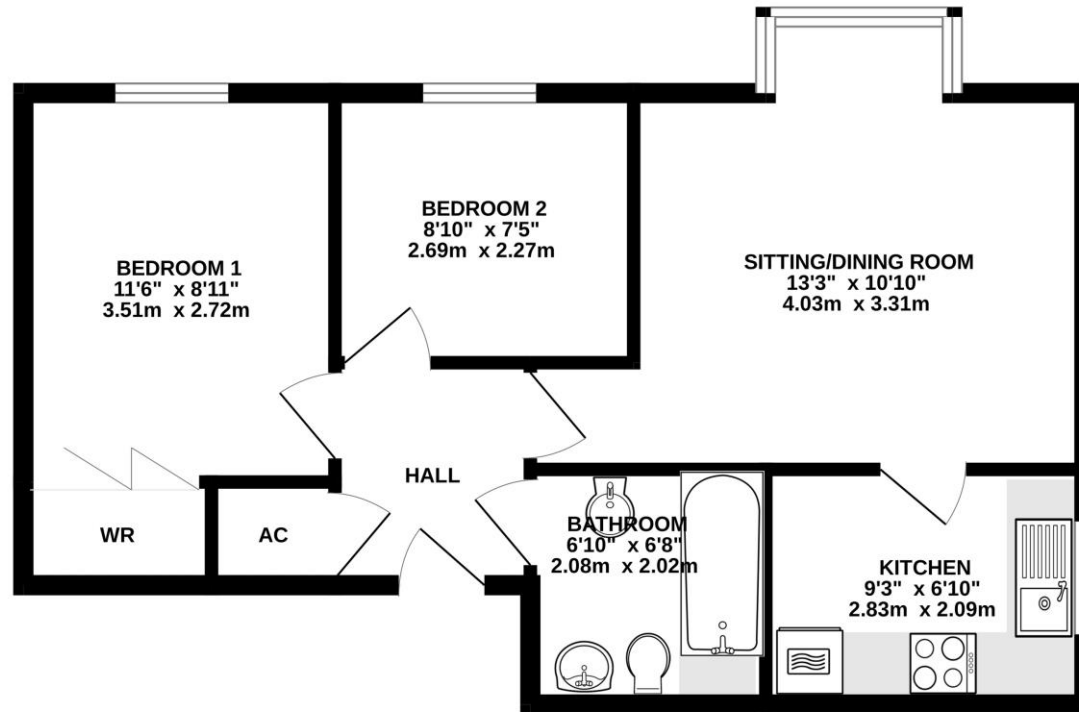
Orchard Court is conveniently placed in the heart of Street, just a stones throw away from the High Street and Clarks Village. The grounds of the development are well tended with shrub and flowering borders. Parking is available on a first come first served basis. Within the building, communal areas are well presented and maintained. The building is accessed via a secure entry door, giving you peace of mind and security. There is a lift and stairs to all floors. The House Manager, there to manage the day-to-day running of the development, is on hand in case of emergencies during office hours only. There is a 24 hour emergency call centre, a round the clock call response and monitoring service that provides reassurance and supports the role of the House Manager.

Directions

From the High Street proceed until reaching Living Homes and turn right into Orchard Road. Take your next left and turn immediately right into the development.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 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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RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

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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