



£149,950

At a glance...



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**holland
& odam**

12 Tor View Court
Street
Somerset
BA16 0FE

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Follow the High Street in an easterly direction with the Bear Inn on the right and continue to the mini roundabout then take the third exit into Somerton Road where Tor View Court can be found a short distance on your left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 125yrs from 1st Jan 2006
Service/Maintenance Charges £2760 per annum
Ground Rent £500 per annum



Location

The property is conveniently placed within walking distance of the High Street, popular shopping destination Clarks Village and a couple of minutes walk of a paper shop and bus stop with regular buses to a variety of places including Glastonbury, Wells and Bristol. Residents also enjoy using the nearby Strode Theatre and Leisure Centre offering a good choice of classes and swimming pool. The historic town of Glastonbury is within 2 miles and the beautiful Cathedral City of Wells is 6.5 miles. The M5 junction 23 is 13 miles and the cities of Bath and Bristol are 33 miles. There is a railway station at Castle Cary 13 miles away providing intercity travel to London Paddington.

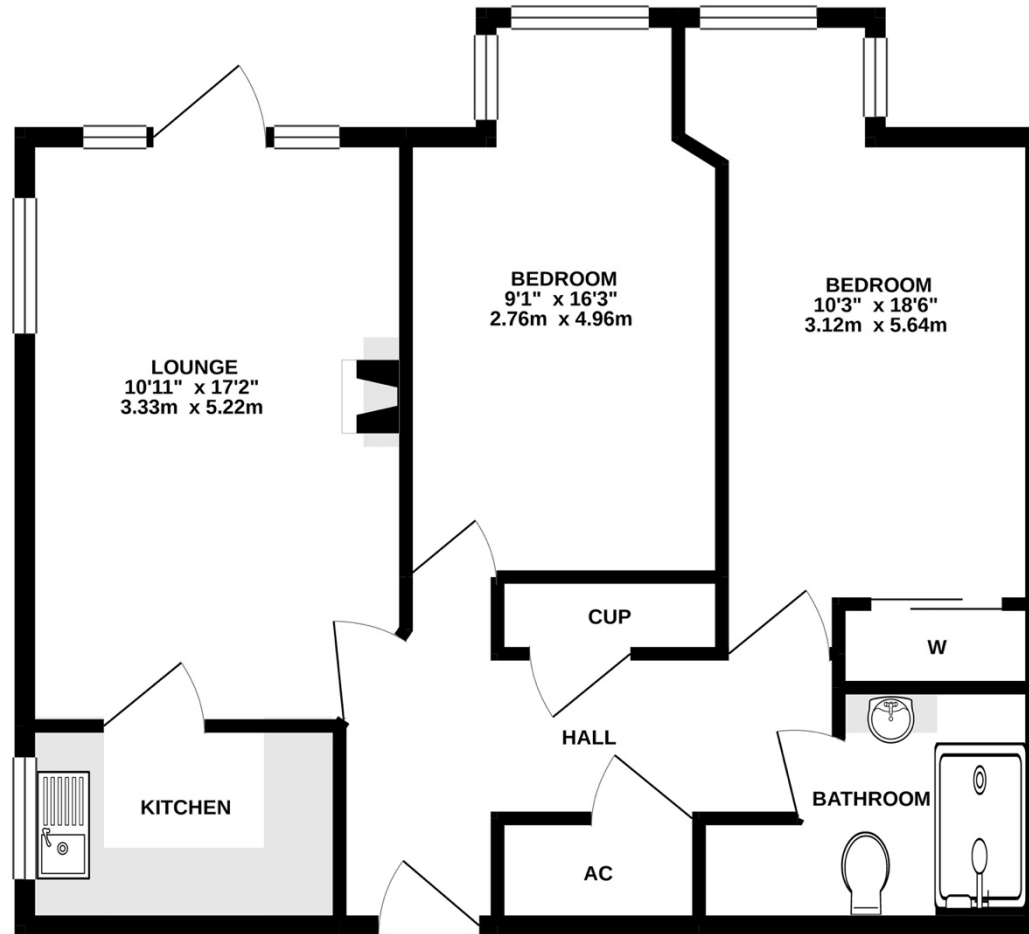
Insight

An excellent opportunity to purchase a spacious and well presented two-bedroom ground floor apartment within this thoughtfully designed McCarthy & Stone development for the over 55's. The property benefits from the convenience of all local facilities being within a short walk and enjoys its own private access onto the communal gardens.

- A well-presented apartment accessed via the attractive communal hallway. In the entrance hall you will find a large useful storage cupboard, airing cupboard, and coats cupboard.
- The generous sized living room is well designed and has space for lounge and dining furniture, here a door opens onto a small patio area on the front elevation.
- Well equipped kitchen which includes integrated fridge, freezer, oven, and electric hob and has further space for a dishwasher.
- The master bedroom is suitable for either two singles or a double/king sized bed and has built in wardrobes and a second well proportioned double bedroom which could be used as a second reception room if desired.
- The flat is serviced by a shower room which comprises a shower enclosure, wash hand basin and WC.
- Features of the development include a secure door entry system, house manager, residents' lounge with daily activities, communal laundry room, emergency care line system, visitor suite and attractive communal gardens.



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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