



£118,500

At a glance...



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**holland
& odam**

Flat 2, William Reynolds House
Street
Somerset
BA16 0AL

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the town centre proceed in an easterly direction passing the Bear Inn on the right. On reaching the mini-roundabout, Wessex Hotel on the right, take the third exit into Church Road and continue passing Strode Theatre on the right. At the mini-roundabout proceed straight ahead into the Bowling Green development and turn right into Springbok Close. William Reynolds House is on the right-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 199 years from September 1994
Service/Maintenance Charges £2,450.40 per annum (this includes the roof fund)



Location

The property is situated on the outskirts of Street in William Reynolds House which was converted from the former mill building of the Avalon Leatherboard Company. Strode College, Crispin secondary school and Strode Theatre are within a short walk whilst the High Street is approximately half a mile and offers a wide range of shops, banks, restaurants, cafes in addition to Clarks Village with its complex of shopping outlets. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange at Dunball (Junction 23) 14 miles.

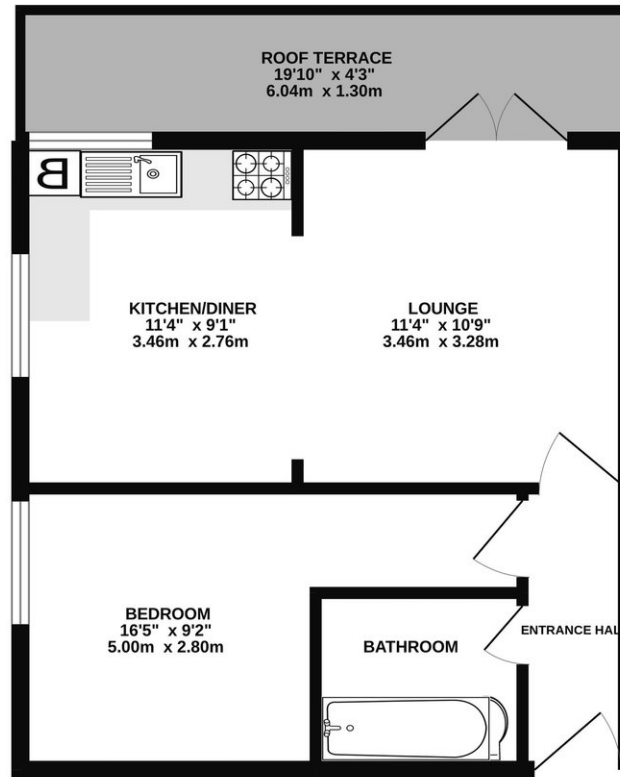
Insight

A superb apartment enjoying the benefit of an outside roof terrace and allocated off road parking. Tastefully decorated and well presented the apartment forms part of William Reynolds House, a historic former mill building and is available with no onward chain. Ideal for first time buyers and investors alike.

- An open plan kitchen/living/dining room has a light and airy feel with a modern kitchen at one end and spacious lounge area enjoying patio doors that open onto an outside roof terrace.
- Modern kitchen which has been fitted with a range of base and wall units with ample worktop surface, integrated oven and induction hob, breakfast bar and space for undercounter appliances.
- The bedroom is considered a well proportioned double room and the accommodation is completed by a bathroom comprising a full white suite with shower over the bath.
- Good size terrace which takes in evening sunshine and can comfortably accommodate an outside table and chairs.
- Dedicated parking space, ensuring convenience and peace of mind, as you won't have to worry about finding a spot or dealing with parking restrictions.
- Conveniently situated within walking distance of the town centre amenities



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 407 sq.ft. (37.8 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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