



£137,500

At a glance...



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**holland
& odam**

Flat 4 Arthur's Court
13 Orchard Road
Street
Somerset
BA16 0BT

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street proceed to Living Homes and turn right into Orchard Road where the property will be identified on the left hand side where there is plenty of on road parking. To access the off road parking, upon entering Orchard road, take a left hand turn into back lane. Pass Orchard Court retirement complex and turn right down a private lane continue to the bottom and the parking will be found on the right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Leasehold
Length of Lease 999 years from March 1992
Service/Maintenance Charges £0
Ground Rent - Peppercorn TBC



Location

The property is conveniently situated in the heart of this thriving mid-Somerset town famous as the home of Clarks Shoes, prestigious Millfield School and popular with shoppers visiting Clarks Village. Street provides good primary and secondary schooling, Ofsted rated Outstanding Strode College, Strode Theatre, indoor and open air swimming pools, Victoria Sports club and a choice of pubs and restaurants. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. M5 Junction 23 12 miles, A303 (Podimore roundabout) 12 miles, Castle Cary Train station (DL London Paddington) 12.5 miles, Historic town of Glastonbury 2.5 miles, City of Wells 9 miles, Bristol 33 miles, Bath 27 miles, Taunton 20 miles, Exeter 57 miles.

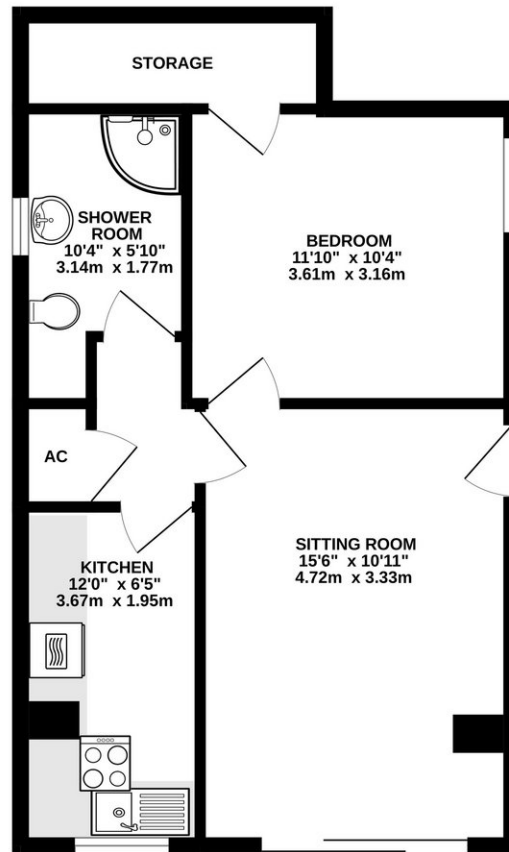
Insight

Available with no onward chain and vacant possession, is this neatly presented ground floor one-bedroom flat offering a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

- Conveniently situated only a stones throw from the high street, Clarks village and local amenities.
- Bright and airy sitting room offering space for both lounge and dining furniture and with sliding doors giving direct access out onto the patio.
- The kitchen has been fitted with a range of wall, base and drawer units, integrated oven and hob, breakfast bar and space for under counter fridge/freezer.
- One well proportioned double bedroom with ample space for free-standing furniture and benefiting from a large built in storage cupboard.
- Good size shower room comprising corner shower enclosure, wash basin, WC and heated towel rail.
- Benefiting from its own private patio area with rockery, extending from the rear of the property. With access to a generous communal lawn.
- With the advantage of its own allocated parking space.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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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