



£172,500

At a glance...



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**holland
& odam**

31 Lime Tree Square
Street
Somerset
BA16 0FX

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the town centre proceed in a westerly direction passing Living Homes on the right. Continue, passing Abbey Garage on the left and shortly after passing the Morrison's Daily store on the left turn right into the Icon development and right again into Lime Tree Square. Number 31 will be found in the apartment block ahead of you and is approached via the door 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 125 years from 01/01/2008
Service/Maintenance Charges £1981.92 per annum
Ground Rent £341.74 per annum



Location

The property is situated within walking distance of the town centre with its good range of shops, banks and cafes. Street also has a good range of sporting and recreational facilities including both indoor and open air swimming pools, tennis, bowls, and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. The nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

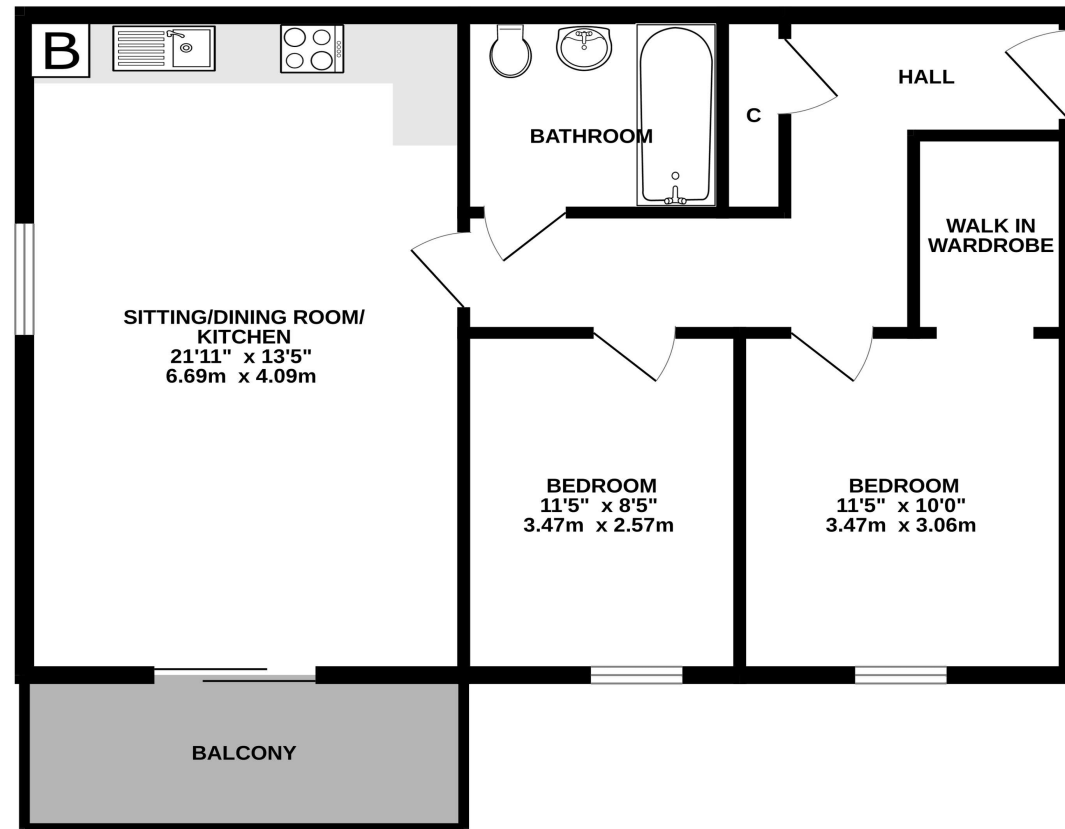
Insight

Available with no onward chain and vacant possession a neatly presented and well maintained, executive style two-bedroom second floor apartment. Situated on the popular Icon development and within walking distance of the town centre and Clarks village.

- The open plan kitchen/living/dining room has a light and airy feel with a modern kitchen at one end and sliding doors opening onto a double width balcony at the other.
- The kitchen has been fitted with a range of wall base and drawer units, worktop surface, built in oven and hob and space for appliances.
- Two well-proportioned double bedrooms with floor to ceiling windows which floods the room with an abundance of natural light. One benefiting from its own walk in wardrobe.
- Neatly presented bathroom comprising panelled bath with shower over, wash basin and WC.
- Spacious reception hallway housing a utility cupboard and a further useful storage cupboard.
- All entrances benefit from secure entry systems and the undercover parking is accessed from the side of the apartment block via remote controlled gates, here you will find the allocated parking space



SECOND FLOOR APARTMENT
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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