



£90,000

At a glance...



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**holland
& odam**

14 Park Close
Street
Somerset
BA16 0JW

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street proceed passing Living Homes on the right and the Bayliss Centre on the left. Take the second left turning after the Bayliss Centre into Goswell Road. Continue around the left hand bend into Silver Road and turn right into Park Road, follow the road and take a left hand turn into Park Close. The property will be found at the end of the cul-de-sac in the block of flats immediately in front of you.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.(Not tested)

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 125 Years
Service/Maintenance Charges £220 per annum
Ground Rent £1 peppercorn
Buildings Insurance £77.55 per annum
Sinking fund £693 per annum



Location

The property is conveniently located within walking distance of the High Street and Clarks Village. Street offers a good range of shopping facilities including Clarks Village complex of factory shopping outlets. 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. Bristol, Bath, Taunton and Exeter are each within 33, 33 and 26 miles distant respectively.

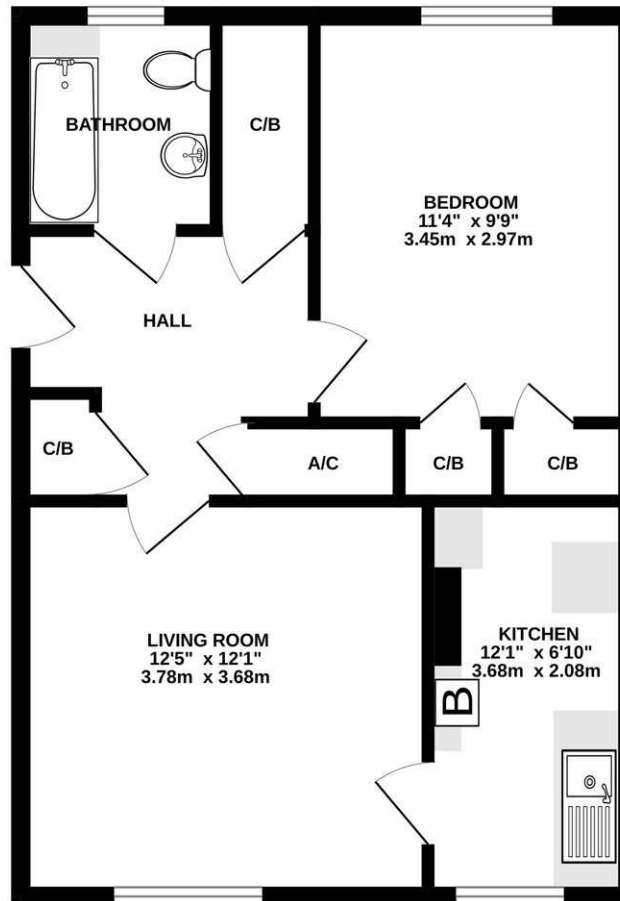
Insight

A fantastic opportunity to purchase this one-bedroom, ground floor flat requiring full renovation and modernisation, ideally situated at the end of a quiet cul-de-sac and within easy walking distance of the high street and local amenities. Offered with vacant possession and no onward chain.

- Enjoying a spacious, generous sized living room, with large window to the front allowing plenty of natural light to flow in.
- A good-sized kitchen, currently fitted with base and drawer units, offering excellent potential for modernisation.
- Affording a well proportioned double bedroom with built in cupboard and wardrobe space.
- Serviced by the bathroom comprising bath, wash basin and WC.
- A well-designed entrance hall offering excellent built-in storage, supporting convenience and everyday practicality.
- Please note that the property is SOLD AS SEEN and a 28 day exchange of contracts is expected.
- Well suited to first-time buyers or those seeking an attractive investment.



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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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DISCLAIMER

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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