

£120,000

At a glance...



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holland  
&odam

Flat 1  
3 Glaston Road  
Street  
Somerset  
BA16 0AW

TO VIEW

3 Farm Road, Street,  
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



## Directions

Follow the High Street in an easterly direction, Bear Hotel on the right hand side. At a mini roundabout take the first exit into Glaston Road. Continue along passing the turning for Grange Road, and just after the bus stop turn left where the property will be found on your 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](http://somerset.gov.uk)

## Tenure

Leasehold - 974 years remaining (999 years from 2002)  
Service/Maintenance Charges -**NIL**  
Ground Rent - **NIL**



## Location

The property is conveniently placed within walking distance from town amenities, bus stop, Millfield School, Crispin School and Strode College. The busy High Street is also within walking distance and together with Clarks Village provides an attractive shopping environment. Street also offers indoor and open air swimming pools, a theatre, health centre, sports club and a choice of pubs and restaurants. The historic town of Glastonbury is within 2 miles and the beautiful Cathedral City of Wells is 9 miles. The M5 junction 23 is 13 miles and the cities of Bristol and Bath are 33 miles.

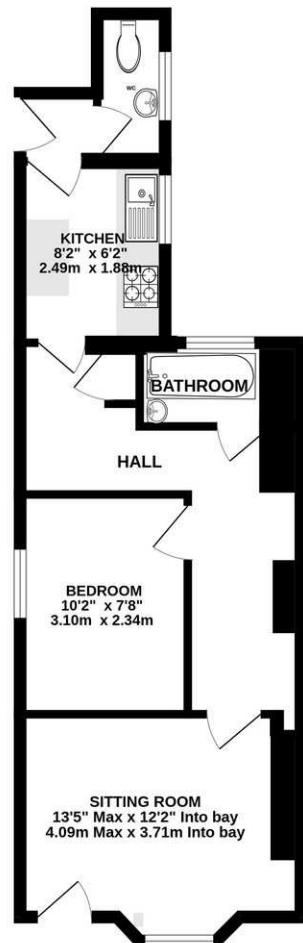
## Insight

Well-situated one-bedroom ground floor flat benefiting from allocated off-road parking and convenient access to the high street and amenities. Offered with vacant possession and no onward chain, presenting a superb opportunity for both first-time buyers and investment purchasers.

- Neatly presented and well-maintained, making it an ideal purchase for first-time buyers or investors.
- Bright and spacious living room with a large bay window allowing ample natural light and offering direct access outside.
- The kitchen has been fitted with wall, base and drawer units, cooker and has space for under counter appliances.
- Affording a well proportioned double bedroom with providing ample space for free-standing furniture.
- Served by a neatly presented family bathroom featuring a bath with shower over and wash basin, with a separate WC and basin located to the rear of the property.
- Enjoying the advantage of two designated off-road parking spaces for added ease and practicality.



GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.3 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan, 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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