





£445,000

To View:

Holland & Odam
3, Farm Road, Street, Somerset

BA16 0BJ

01458 841411
street@hollandandodam.co.uk



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Energy
Rating **N/A**

Council Tax Band C

Services

Mains gas, electricity, water and drainage are connected.

Local Authority

South Somerset District Council
01935 462462
southsomerset.gov.uk

Tenure

Leasehold. 999 year lease from Close Care Homes. Ground rent £500 per annum. £341.08 per month fee including building management, cleaning, welfare, insurance – full list available.



Location

Somerton is a charming town with a Market Square, dating back to the Saxon times and offers excellent facilities including a supermarket, gift shops, doctor's surgery, pharmacy, post office, library, a choice of pubs, bistros and restaurants and St Michaels and All Angels Church. Other nearby places include Street the home of Clarks Village, the historic towns of Wells, Glastonbury, Sherborne and Yeovil providing shopping and business facilities.

Description

This Grade II listed town residence has undergone a sympathetic and simply splendid renovation, offering a unique home that combines a successful combination of original character features and high specification fixtures and fittings

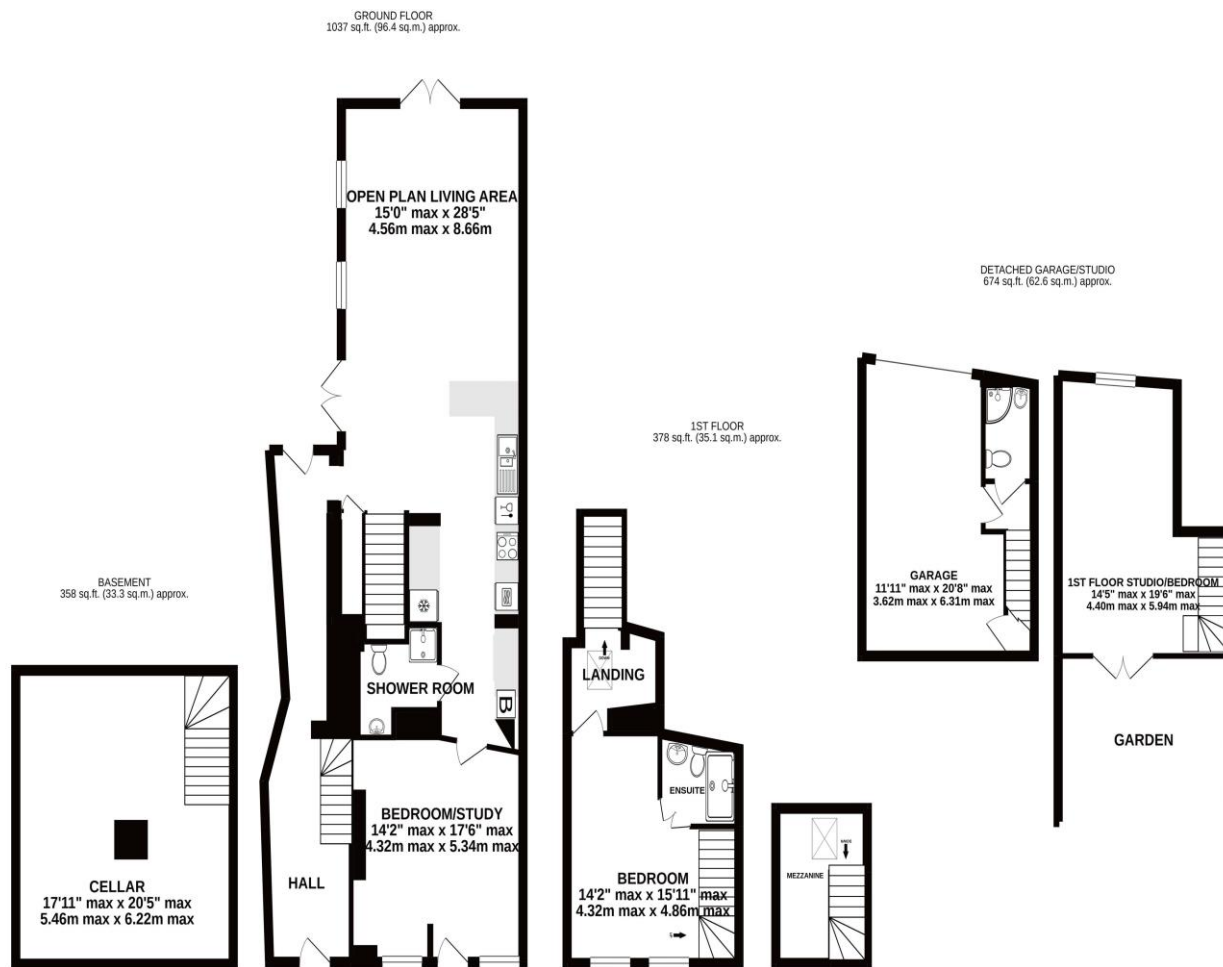
Accessed from West Street through a traditional painted door where you are welcomed into a large entrance hall that continues straight through to a back door. There is plenty of space for coats and boots and the cellar below is accessed via an original flagstone staircase. An opening takes you into the hub of the home, a wonderfully light, spacious and beautifully appointed open plan kitchen/living/dining room covering almost 600 square feet, with fabulous ceiling height, Velux windows and French doors onto the south facing gardens. A tasteful kitchen comprises a comprehensive range of base, wall and drawer units with stunning granite worktops and breakfast bar, quality built-in and integrated appliances include induction hob, eye-level double oven, dishwasher and fridge/freezer. There is space for a washing machine and tumble dryer. Completing the ground floor accommodation is a bedroom and well-appointed shower room. On the first floor the master bedroom affords an attractive shower room and mezzanine.

Outside you can enjoy two garden areas, a decked area extending from the side elevation and a south-facing walled garden which is beautifully landscaped with a central lawn and established Magnolia tree. Stone patios and a pathway connect the main residence to a superb detached garage with a spacious studio/guest bedroom over and shower room.

Directions

Proceeding along the B3151 from Street, as you approach Somerton turn right onto the B3165 and continue up the hill to a mini roundabout. At the mini roundabout, turn left into North Street and proceed until reaching West Street. Courthouse Mews is located on your left opposite TSB Bank.





TOTAL FLOOR AREA : 2447 sq. ft. (227.4 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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Courthouse Mews is an exclusive development of eight generously proportioned retirement apartments and one independent town house, situated in the very heart of Somerton within the historic former Courthouse Gallery and West Street buildings. They have been sympathetically renovated to provide a desirable lifestyle choice for the retired, where you can enjoy all of the benefits of assisted living services with a choice of care level together with wonderful wellness facilities including a gym and treatment rooms. If you enjoy entertaining you will find the two exclusive Courthouse Mews Club rooms perfect for your needs. Relax with friends and relatives in the comfortable ground floor lounge area or use the upstairs area for activities and private functions. This vibrant community offers classes and clubs to suit everyone. Take advantage of the opportunity to rediscover former interests, find new hobbies, and make friends.



RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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