



- A two bedroom end of terrace house
- Suitable for those aged 55 and over
- Located just off Midsomer Norton High Street
- Communal gardens on the development
- Close to amenities and bus connections
- Offered for sale with no onward chain



***'A two bedroom end of terrace home situated on a well kept over 55's development!'***

A two bedroom house set on this over 55's residential development that is conveniently situated at the top of Midsomer Norton High Street. The ground floor accommodation comprises entrance lobby, a nice size lounge, kitchen and a ground floor wc. There are then stairs rising to two bedrooms and a shower room on the first floor. The property has communal gardens around the development and there is limited, unallocated parking for residents. The complex also benefits from a communal day room and there is the added bonus of a guest room for visitors which can be booked subject to availability.

Stanley Court is a quiet over 55's development that is handily placed close to the shops and amenities in the High Street and can be reached on foot. There are also public transport connections close by. Offered for sale with no onward chain.

AGENTS NOTE: Leasehold. The property is sold with the remainder of its 125 year lease formed in 1991 and is subject to an annual service charge of - £2961.29 and an annual ground rent of approx - £70 payable twice yearly and all payable to First Port Management Co.

**Tenure:** Leasehold

**Council Tax Band:** A





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.