



£105,000

*At a glance...*



1



1



1

EPC

B



B

**holland  
& odam**

24 Tor View Court  
Somerton Road  
Street  
Somerset  
BA16 0FE

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

Follow the High Street in an easterly direction with the Bear Inn on the right and continue to the mini roundabout. Take the third exit into Somerton Road where Tor View Court can be found a short distance on your left hand side.

## Services

Mains electricity, water and drainage are connected.  
Electric central heating system.

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Leasehold  
Length of Lease 125 Years from 1st June 2008  
Service/Maintenance Charges £2591.13 per annum  
Ground Rent £415 per annum



## Location

The property is conveniently placed within walking distance of the High Street together with Clarks Village and nearby Strode Theatre. The historic town of Glastonbury is within 2 miles and the beautiful Cathedral City of Wells is 6.5 miles. The M5 junction 23 is 13 miles and the cities of Bath and Bristol are 33 miles. There is a railway station at Castle Cary 13 miles away providing intercity travel to London Paddington. There are also excellent bus links to Wells, Yeovil, Taunton and Bristol, the nearest bus stop just a short walk away.

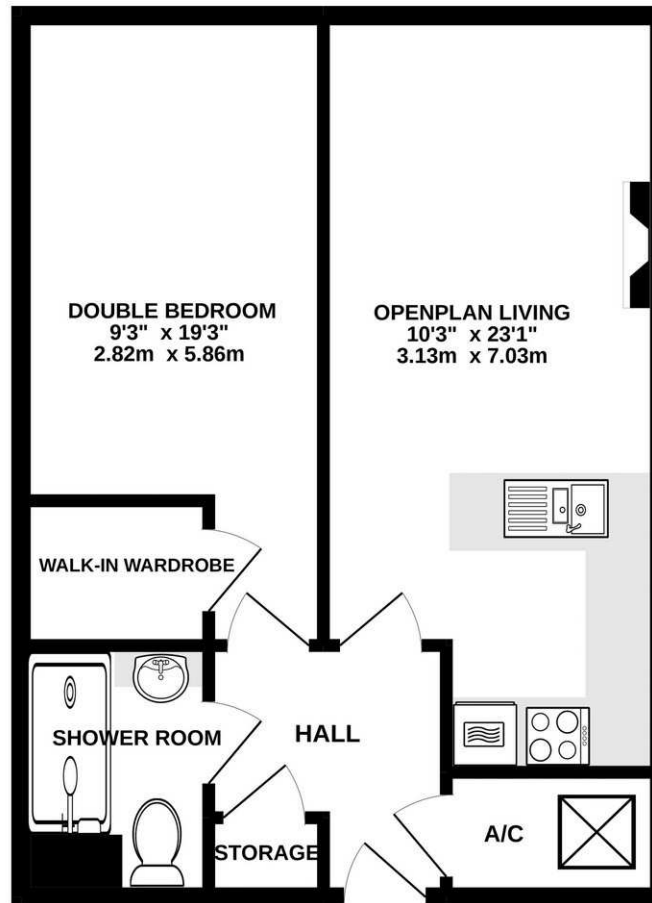
## Insight

A well-presented first floor retirement apartment with open plan kitchen/living room forming part of this attractively designed McCarthy & Stone retirement development. Offered for sale with no onward chain and with vacant possession.

- Conveniently positioned within walking distance of all town centre amenities.
- Spacious open-plan kitchen and living area with a stylish feature fireplace, offering a warm and inviting space ideal for both relaxing and entertaining.
- The Kitchen has been fitted with a range of base and wall units, integrated fridge and separate freezer, electric hob and with integrated oven and microwave.
- Generous double bedroom with a large walk-in wardrobe and flexible layout, easily accommodating two single beds if desired.
- The fully tiled shower room is well equipped having all the features of a modern wash room, comprising a large shower enclosure, vanity with wash basin and WC.
- Includes a house manager, laundry room, guest suite for visitors, and convenient lift access to all floors for ease of mobility and comfort.
- Well-maintained communal gardens provide a peaceful setting, complemented by a welcoming residents' lounge ideal for socialising or relaxing.
- Available with the advantage of no onward chain and vacant possession.



FIRST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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.  
Made with Metropix ©2021

**DISCLAIMER**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.