



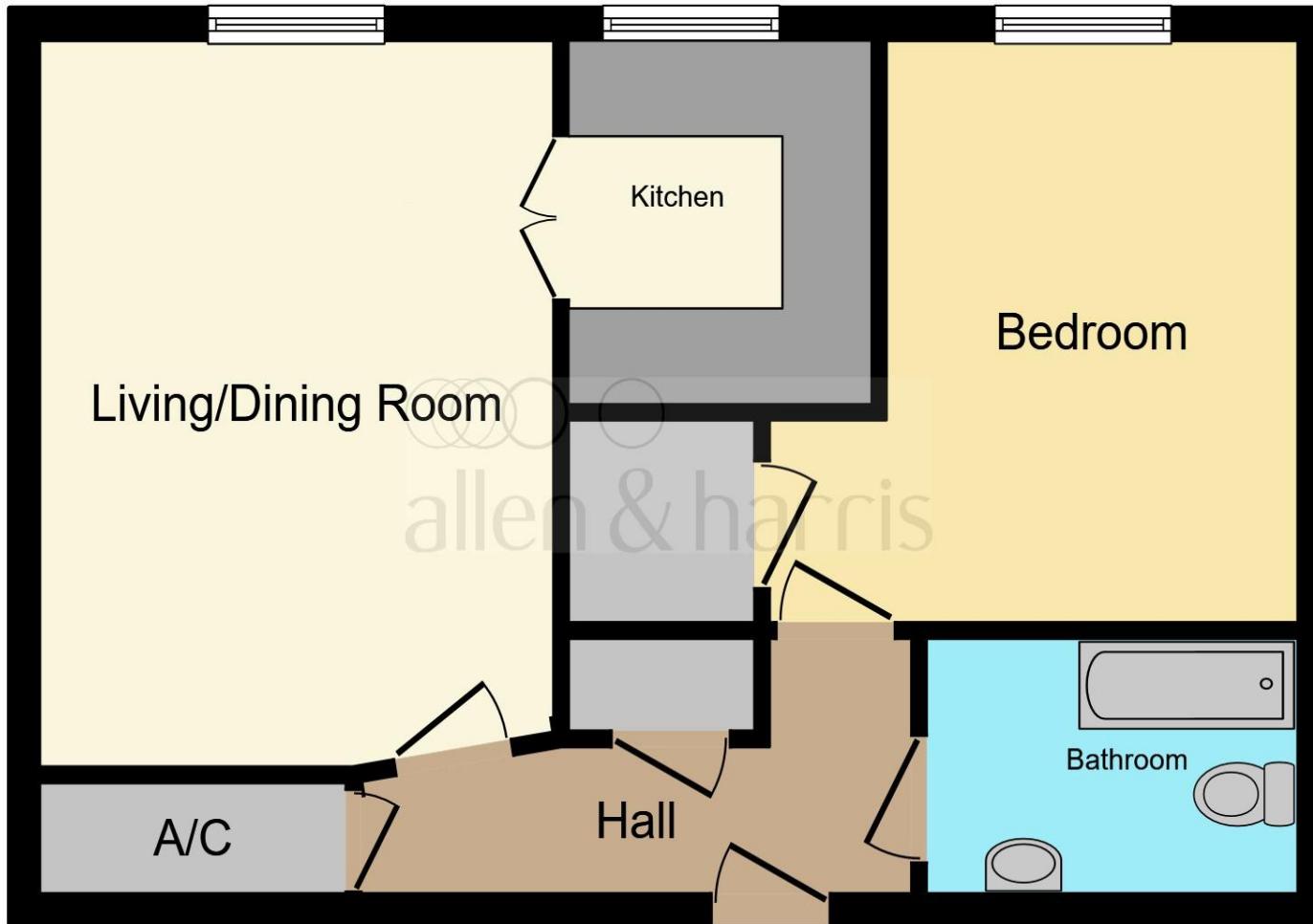
**34 Tor View Court, Somerton Road, Street, BA16 0FE**

welcome to

## Tor View Court, Somerton Road, Street

A well-presented second floor double bedroom retirement apartment enjoying bright and spacious accommodation, access to communal gardens, first come first served resident's parking and conveniently positioned to Street town centre plus amenities. \*Sought after development available to over 55's\*





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Entrance Hall

### Living Dining Room

10' 7" x 14' (3.23m x 4.27m)

### Kitchen

7' max x 7' 3" max (2.13m max x 2.21m max)

### Bedroom

11' 7" x 11' 11" (3.53m x 3.63m)

### Shower Room

5' 2" x 7' 10" (1.57m x 2.39m)

### Outside

### Parking Area & Gardens

### Services

The property falls within a council tax band B with services connected to mains electricity, mains water and mains drainage. Heating is provided by electric heaters and radiators; water is heated via a Gledhill indirect heating system. There is a guest suite in a separate block for guests to stay for around £25 per night. Please note that this is a retirement property and therefore leasehold, managed through ALPHA Housing. There are currently 109 years remaining on the lease. For further information regarding ground rent and maintenance charges, please call the office

\* Visiting management staff, Non-resident management staff and Careline alarm service, lift, residents lounge, laundry, guest facilities, gardens.

\* Whole site accessible by wheelchair providing easy site access. Distances: bus stop 1 mile(s); shop 500 yards; post office 1 mile(s); town centre 1 mile(s); GP 0.5 mile(s); social centre 1 mile(s).

\* Regular social activities

\* Pets considered subject to terms of lease and landlord permission

\* Social Care Authority: Somerset

welcome to

## Tor View Court, Somerton Road, Street

- Second Floor Apartment WITH NO ONWARD CHAIN
- Living Dining Room & Kitchen with Integrated Appliances
- Double Bedroom
- Available to over 55's

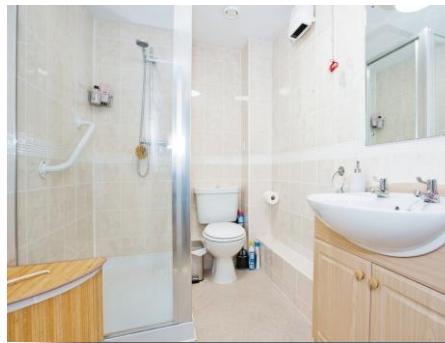
**Tenure: Leasehold EPC Rating: B**

**Council Tax Band: B Service Charge: 1908.00**

**Ground Rent: 2544.00**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£110,000**



**view this property online** [allenandharris.co.uk/Property/WEL105882](http://allenandharris.co.uk/Property/WEL105882)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
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