



£115,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

6 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 heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Length of Lease 125 years from 1.6.2008  
Service/Maintenance Charges £2591.13 per annum  
Ground Rent £415.00 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.

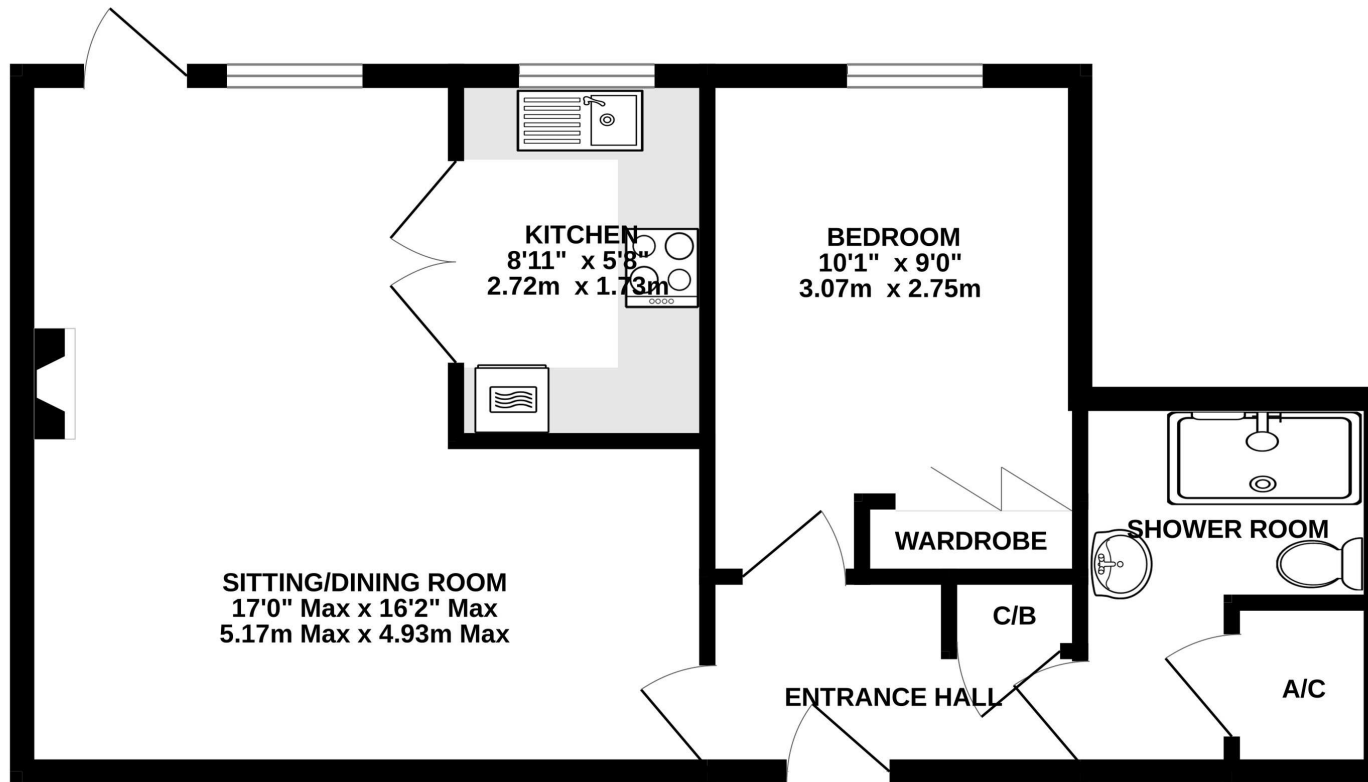
## Insight

A one bedroom ground floor over 55's retirement apartment, offered for sale with no onward chain and occupying arguably one of the best positions within the development. The property enjoys direct access out to the communal garden, creating a particularly pleasant and convenient setting.

- Enjoying a spacious open plan sitting/dining room creating a light and airy feel with an attractive feature electric fireplace and ample space for lounge and dining furniture.
- From the sitting room, patio doors open directly onto the communal gardens, creating a pleasant outlook and easy access to the outside space.
- Well equipped kitchen featuring a range of wall, base and drawer units with integrated oven, hob, fridge and freezer.
- Offering one generously sized double bedroom, complete with built in wardrobe storage and a light and welcoming atmosphere.
- Serviced by a neatly presented shower room, comprising large shower enclosure, wash basin with storage beneath, wc and housing a large airing cupboard.
- Benefiting from a house manager, laundry facilities, visitor suite and lifts to all floors, providing comfort and convenience.
- The development is set within well maintained communal gardens and also offers a welcoming residents' lounge, providing a comfortable space to relax or socialise.
- Resident permit parking is available, with the parking area monitored by CCTV for added peace of mind.



GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.2 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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