



£100,000

At a glance...



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**holland
& odam**

135 Strode Road
Street
Somerset
BA16 0DY

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street proceed in an easterly direction until reaching the Wessex Hotel on the right. Continue straight across at the mini roundabout into Church Road and take the first turning right into Strode Road passing the indoor swimming pool on the left. Follow the road passing the turning for Downside, after a short distance where the road bears right onto Bove Moor, continue straight ahead into Strode Road. The property will be found in the second group of flats and will be easily identified by our for sale board.

Services

Please note, this property is being sold as a local housing association disposal. Whilst gas/electric services are connected to the property, they may be capped or isolated. It will be the buyer's responsibility to arrange and cover the cost of any necessary reconnection following completion.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease New 125 year lease on completion
Service/Maintenance Charges £478.00 per annum
Sinking Fund £752.20 per annum



Location

Street is a thriving mid Somerset town famous as the home of Millfield School and Clarks Shoes. Street provides an attractive shopping centre which includes the Clarks Village factory outlet complex, popular with shoppers from a wide area. The town also provides good primary and secondary schooling, Strode Sixth Form College, Strode Theatre, indoor and open air swimming pools and a choice of pubs and restaurants. An active community for all ages having a range of groups and clubs.

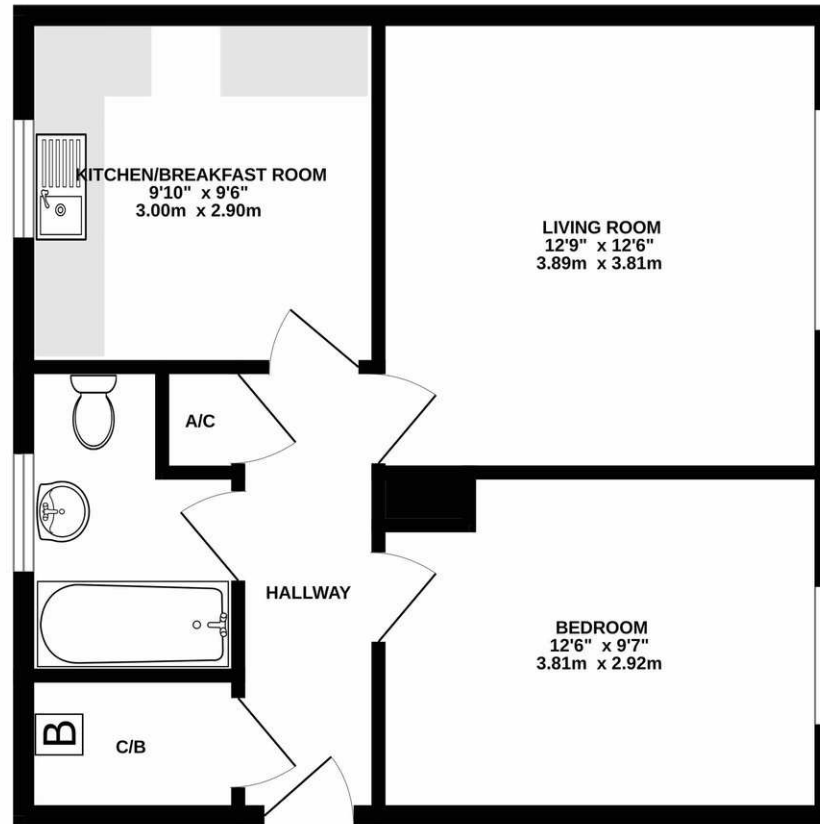
Insight

A spacious ground floor flat offering well proportioned accommodation and excellent scope for buyers wishing to make the property their own. In need of modernisation throughout and ideally suited to first time buyers or investors. Viewing is highly advised.

- Bright and well proportioned living room, offering plenty of space for comfortable seating as well as a dining area if desired.
- Kitchen fitted with a range of wall, base and drawer units, with space for a cooker, undercounter appliances and a small table and chairs.
- Generous entrance hall benefiting from an airing cupboard and two further built in cupboards, providing excellent space for coats, shoes and everyday household items.
- Spacious double bedroom enjoying plenty of natural light and ample room for a range of freestanding furniture.
- Family bathroom fitted with a bath and shower over, wash basin and WC.
- Enjoying access to communal gardens and shared parking, providing useful outdoor space and convenient parking for residents.
- Please note the property is being sold as seen, with exchange of contracts required within 28 days.



GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



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.