



£117,500

At a glance...



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**holland
& odam**

24a Somerton Road
Street
Somerset
BA16 0DU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the mini roundabout at the eastern end of the High Street (Wessex Hotel on the corner), take the third exit into Somerton Road passing the Street Inn on the left. Continue a short distance until number 24a is identified on your right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease 999 years from 15/03/2013
Service/Maintenance Charges £200 per annum
Ground Rent £5 per annum



Location

Street is a thriving Mid-Somerset town famous as the home of Clarks shoes and Millfield school. Street provides primary and secondary schooling, Strode College, Strode Theatre, indoor and open air swimming pools, a health centre, library and a choice of pubs and restaurants. The historic centre of Glastonbury is 2.5 miles and the city of Wells 9 miles. Street is also well placed for regional commuting being 10.5 miles from the A303 (Poddimore junction) and 12 miles from M5 junction 23.

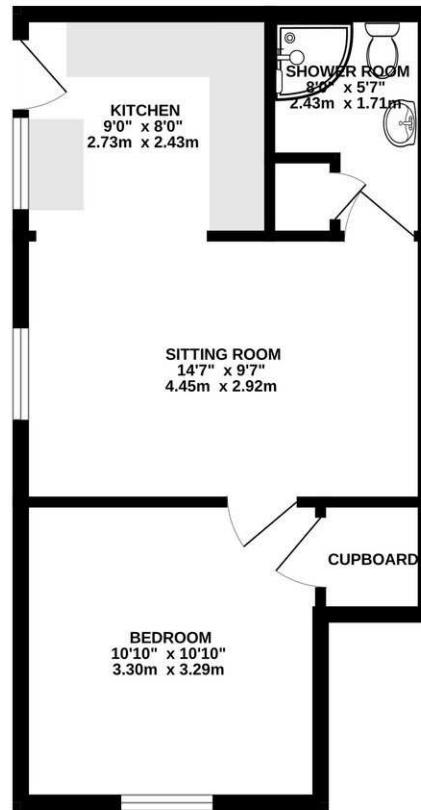
Insight

Ideally positioned within walking distance of the High Street, is this Grade 2 listed, charming ground floor apartment forming part of a period building and offers a convenient, low-maintenance lifestyle. With a private entrance via a courtyard, the layout includes a modern kitchen, spacious sitting room, double bedroom, and updated shower room. Tastefully presented throughout, it would suit first-time buyers or buy-to-let investors. The property benefits from integrated appliances and good built-in storage.

- Ground floor apartment forming part of a period building, located within easy reach of Street High Street and local amenities
- Private entrance via a shared courtyard, opening into a modern fitted kitchen with integrated oven, hob, and contemporary wall/base units
- Good-sized double bedroom with front-facing window and useful built-in under-stair cupboard providing extra storage
- Shower room fitted with a suite including a shower enclosure with electric shower, WC, wash hand basin and a linen cupboard for added practicality
- Wall-mounted gas boiler provides central heating and is neatly housed within the kitchen for convenience. A property ideal for first-time buyers, investment or those looking to downsize
- Excellent location close to Clarks Village, supermarkets, cafés, bus routes, and other central facilities in Street
- Offered to the market with no onward chain.



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 388 sq.ft. (36.0 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.
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