



- A two bedroom end of terrace home on an over 55's development
- Well presented and can be moved into with minimal fuss
- Good size lounge with space for a table and chairs
- Kitchen, first floor shower room and a ground floor wc
- Offered for sale with no onward sales chain
- Excellent amenities close by on the High Street



'A well presented two bedroom home suitable for those aged 55 years old and over which is handily placed at the top of the High Street!'

A two bedroom house on this over 55's residential development that is conveniently situated at the top of Midsomer Norton High Street. The ground floor accommodation comprises a nice size lounge to the rear, kitchen/breakfast room and a ground floor wc. There are then stairs rising to two bedrooms and a shower room on the first floor. The property has communal gardens around the development and there is limited, unallocated parking for residents. The complex also benefits from a communal day room and there is the added bonus of a guest room for visitors which can be booked subject to availability.

AGENTS NOTE: Leasehold. The property is sold with the remainder of its 125 year lease formed in 1991 and is subject to an annual service charge of -£..... and an annual ground rent of approx - £..... all payable to First Port Management Co.

Stanley Court is a quiet over 55's development that is handily placed close to the shops and amenities in the High Street and can be reached on foot. There are also public transport connections close by.

Tenure: Leasehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.