£80,000

Offers Over

At a glance...

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COUNCIL TAX	A

holland & odam

9 Manor Place
Keinton Mandeville
Somerton
Somerset
TA11 6EJ

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk

Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout turn right onto Horse Mill Lane. Continue down the hill and turn left at the T Junction onto B3151 and take the first right onto B3153 towards Keinton Mandeville. Continue on B3153 for 3.8 miles and turn right onto Queen Street. Continue along Queen Street and turn left onto Manor Place, the block of flats 9-12 can be found on your right. The flat is the on the left as you walk through the door.

Services

Mains electricity, gas, water and drainage are connected. Electric night storage heaters.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Service Charge: £1,176.75 per annum
Ground Rent: Peppercorn
Lease Remaining: Approximately 990 years

Location

Keinton Mandeville is a popular village set amidst gently rolling countryside, 5 miles east of Somerton. The village provides a pub The Quarry Inn, well regarded primary school, play park, village stores, church and active village hall where there is also a day surgery. The renowned Millfield Senior School on the outskirts of Street is 5 miles. The village is well placed for commuters being just one mile from the A37 and 5.5 miles from the A303 at Podimore. The nearest rail link to London Paddington is at Castle Cary, 6 miles.

Insight

Free Legals- T&C's Apply. In addition to a £500 voucher of the buyers choice *

A one-bedroom ground floor flat, situated in a quiet cul-de-sac within the sought-after village of Keinton Mandeville.

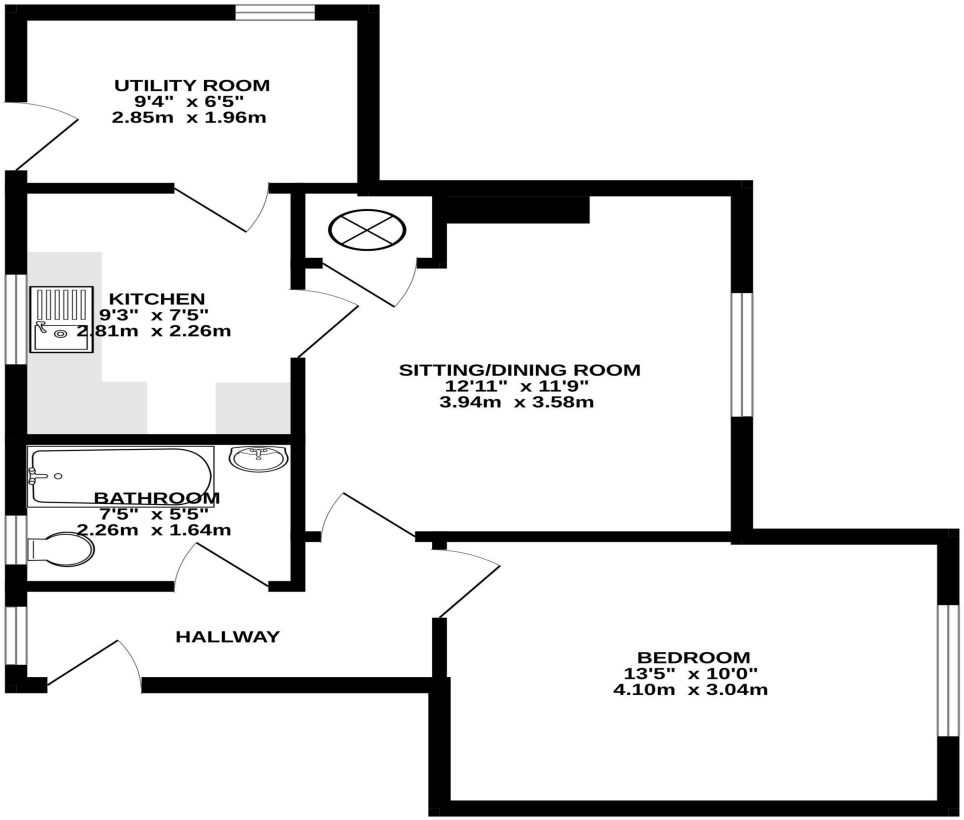
The property offers well-proportioned accommodation comprising an entrance hall, fitted kitchen with separate utility room, a spacious sitting room, rear aspect double bedroom and a bathroom. The property also benefits from access to a communal garden, providing a pleasant outdoor space to enjoy.

Requiring modernisation throughout, this property presents an excellent opportunity for buyers looking to put their own stamp on a home, whether as a first-time purchase, investment or downsizing option.

An early viewing is highly recommended to fully appreciate the space

- Free Legals- T&C's Apply. In addition to a £500 voucher of the buyers choice
- Ground floor one-bedroom flat
- Quiet cul-de-sac location in Keinton Mandeville
- Spacious sitting room and well-proportioned accommodation
- Scope to improve and personalise

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



TOTAL FLOOR AREA : 497 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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