



£115,000

*At a glance...*



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**holland  
& odam**

Chalice House  
38 Silver Road  
Street  
Somerset  
BA16 0JS

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

From the High Street proceed in a westerly direction passing the Bayliss Centre on the left shortly after which take the second left turning into Goswell Road. At the top of the road bear left into Silver Road where the property will be found on the left hand side.

## Services

Mains electricity, water and drainage are connected. Electric Night Storage heating system.

## Local Authority

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

## Tenure

Leasehold  
Length of Lease 999 years from 01.01.1987  
(960 years remaining)  
Service/Maintenance Charges £1,019.75 pa  
Ground Rent - No ground rent.



## Location

Silver road is within walking distance of the High Street with its excellent range of shopping outlets including Clarks Village. Street also offers a comprehensive range of sporting and recreational facilities including much loved Greenbank open air swimming pool, football, tennis, cricket, bowls, and Strode Theatre. Millfield School is on the town outskirts whilst the Preparatory School at Edgarley, Glastonbury is some 3 miles. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

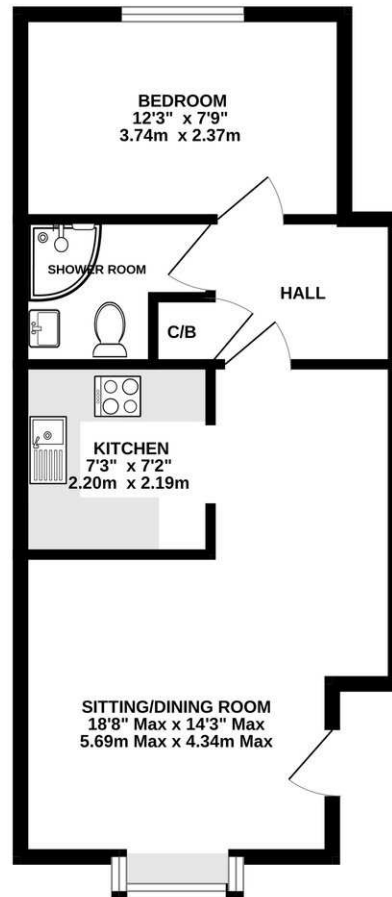
## Insight

Available with no onward chain and vacant possession, this well-presented one-bedroom ground floor retirement apartment for the over 55s has been recently refurbished and is ready to move into, benefiting from a new kitchen, shower room and carpets throughout, communal parking and access to communal outside area and within walking distance of Merriman Gardens and the High Street.

- Perfectly and conveniently located within walking distance of the High Street and its wide range of shopping facilities and amenities.
- Enjoying a spacious sitting/dining room with a large oriel window allowing plenty of light into the room.
- Newly fitted modern kitchen with a range of wall, base and drawer units, cooker, washing machine and space for a free standing fridge/freezer.
- Good size double bedroom, enjoying a bright and light feel with ample space for bedroom furniture.
- Recently fitted shower room comprising a corner shower, vanity unit with wash basin and storage beneath, WC and heated towel rail.
- Communal courtyard to the rear providing shared residents' parking within this established retirement development.



GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 428 sq.ft. (39.8 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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