Vestry Road

Street, BA16 0HX

COOPER AND TANNER







Asking Price Of £105,000 Leasehold

A very neatly presented ground floor apartment featuring allocated off-road parking, communal lawned gardens and situated within a short walk of the High Street and Clarks Outlet Village. An ideal first time purchase, buy to let or downsize.

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ACCOMMODATION:
Accessed from the communal lobby, where the front door opens into an internal hallway offering space to hang coats. In turn, this opens to the bathroom and remainder of the accommodation. The neutrally decorated bathroom features an airing cupboard providing useful storage space, a heated towel rail, wash basin over vanity unit, flush Wc and a bath with shower over. The light and airy, open-plan living space has plenty of room for a relaxed seating area and a dining table and chairs. This flows seamlessly into the kitchen which has a range of fitted wall and base units with work surfaces over, drainer sink and space for appliances such as a tall fridge/freezer, freestanding cooker and washing machine. The particularly spacious double bedroom also enjoys a good amount of natural light and space for a wide range of wardrobes and accompanying furniture.

OUTSIDE:
An allocated off-road parking space is found tucked away at the rear of the building, as is the generous communal garden which is laid to lawn. Here you will also find washing lines and a communal bin/recycling area.

SERVICES:
Mains water, drainage and electricity connected. Heating provided by economy 7 storage heaters. The property is currently banded A for council tax within Somerset Council. Ofcom's online service checker states that mobile voice coverage is likely with at least one major provider and limited with two further, while superfast broadband is available. A further range of material information can be accessed from our online listings within the photo reel, or upon request from the office.

AGENTS NOTE:
* Lease term 999 years from 01/01/1992
* 966 years reaming of this lease
* Annual service charge for period 01/04/25 - 31/03/26 is set at £960
* Peppercorn ground rent applicable
* Service charges will be reviewed annually
* Purchasers will own 1/7th share of the freehold through the Milthorne Management Co.
* Flat owners will have a say in how services are run and administered.

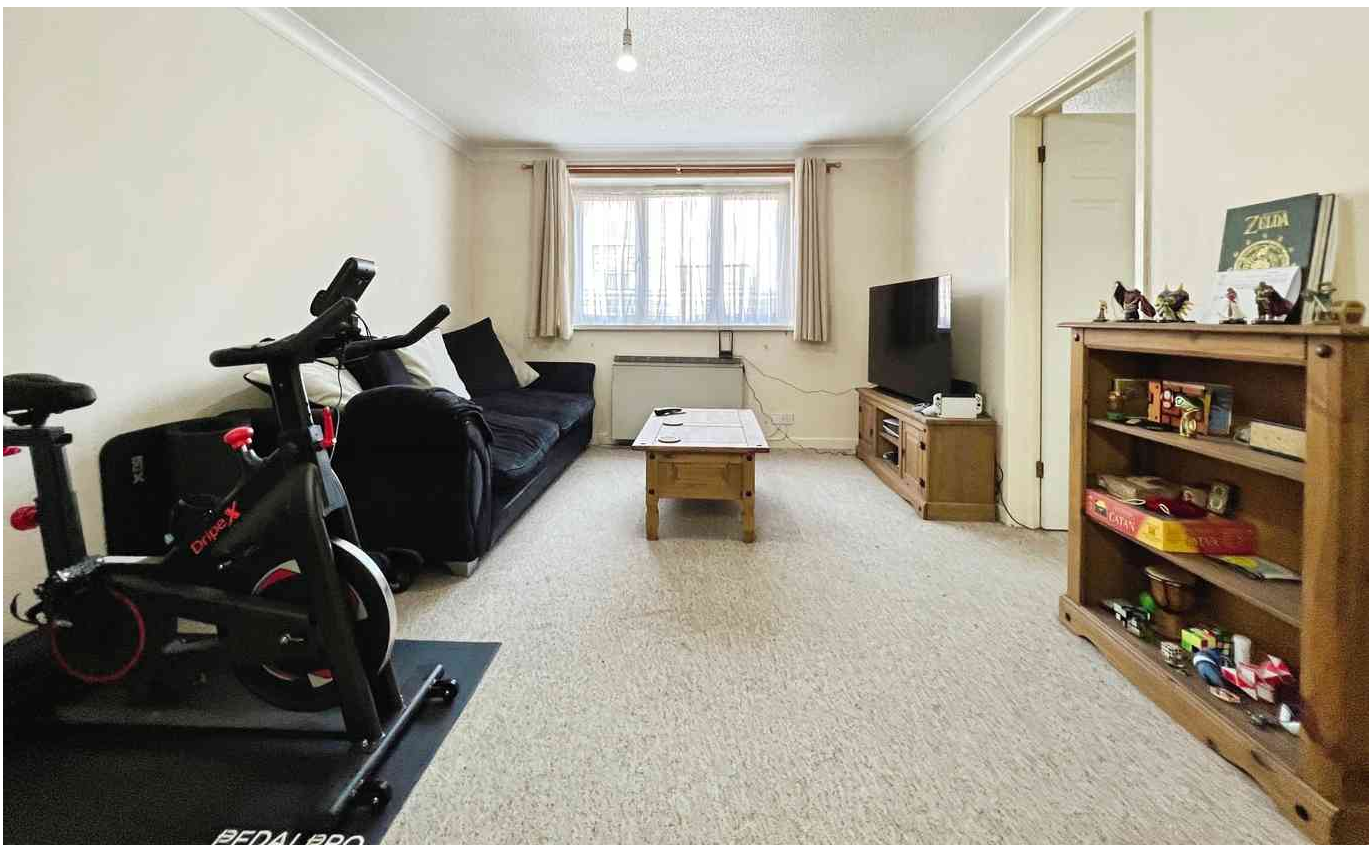
LOCATION:
Situated within a very short walk of the High Street, Clarks Village Factory Outlets and Vine surgery health centre. Locally, there is a wide variety of supermarkets and homewares stores within a short drive. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College whilst Hindhayes Infants and Elmhurst Junior School is also a short walk away. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town also has a fabulous variety of pubs and restaurants to choose from.

VIEWING ARRANGEMENTS:
Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait at the front of the building to be greeted by a member of our team.

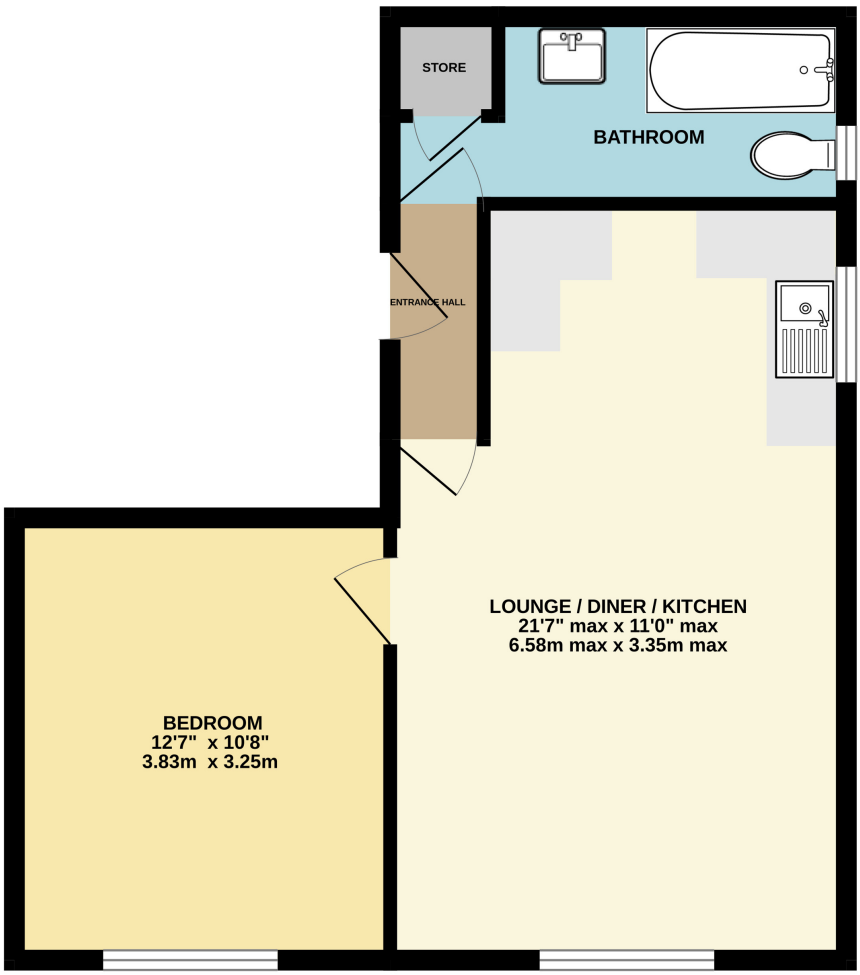







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GROUND FLOOR



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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COOPER AND TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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