Somerton Road

Street, BA16 0FE

COOPER AND TANNER







Asking Price Of £175,000 Leasehold

A fabulous top-floor retirement apartment situated within the popular Tor View Court on Somerton Road. Offering spacious and versatile accommodation, this well-presented property is ideal for those looking to downsize. A must-see retirement property!

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DESCRIPTION:
Accessed via a well-maintained communal entrance, the apartment is situated on the top floor and can be reached from either two passenger lifts or the staircase. Upon arrival, you are welcomed by the properties own private front door, leading into a spacious entrance hallway. A particular feature of the hallway is the excellent storage provision. The current owner has cleverly utilised the space by incorporating a bespoke shoe storage area and fitted bench, creating a practical and welcoming entrance to the home. The hallway also benefits from an airing cupboard, providing additional useful storage space.

At the heart of the property is the impressive open-plan kitchen/reception room, offering a versatile and sociable space ideal for both everyday living and entertaining. The kitchen is well equipped with a stainless-steel sink and drainer, electric hob with extractor hood over, eye-level oven and microwave, together with space for either a dishwasher or washing machine.

The generous reception area provides ample room for a dining table and comfortable seating, making it an ideal space for hosting family and friends. The current owner has also created a dedicated home office/study area, complete with built-in shelving, providing an excellent office space without compromising the overall living space.

The property offers two well-proportioned bedrooms, providing flexible accommodation to suit a variety of lifestyles. Both bedrooms benefit from built-in wardrobes and offer plenty of space for bedroom furniture. The current owner has chosen to utilise one of the bedrooms as an additional living room, demonstrating the versatility of the accommodation. All windows enjoy pleasant views over the communal gardens, providing a leafy outlook and a good degree of privacy.

The bathroom is a particularly distinctive feature of the apartment, offering both a separate shower cubicle and a full-size bath with shower over. Further features include a vanity-style wash hand basin with illuminated mirror above, low-level WC and modern programmable heated towel radiator.

COMMUNAL FACILITIES:
Communal facilities include comprehensive laundry facilities, residents' lounge and attractive lawned gardens located at the rear of the property, including two seating areas, away from Somerton Road. Resident's parking is available on a first come first served basis and there is a separate guest suite available for resident's guests.

SERVICES:
Mains electric, water and drainage are connected and electric heating is in place. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

AGENTS NOTE:
Our vendor informs us that:
* The 125 year lease began in July 2008.
* The current annual service charge is £4163.34.
* The current annual ground rent is £495.00.
* The service charge & ground rent are paid every six months.

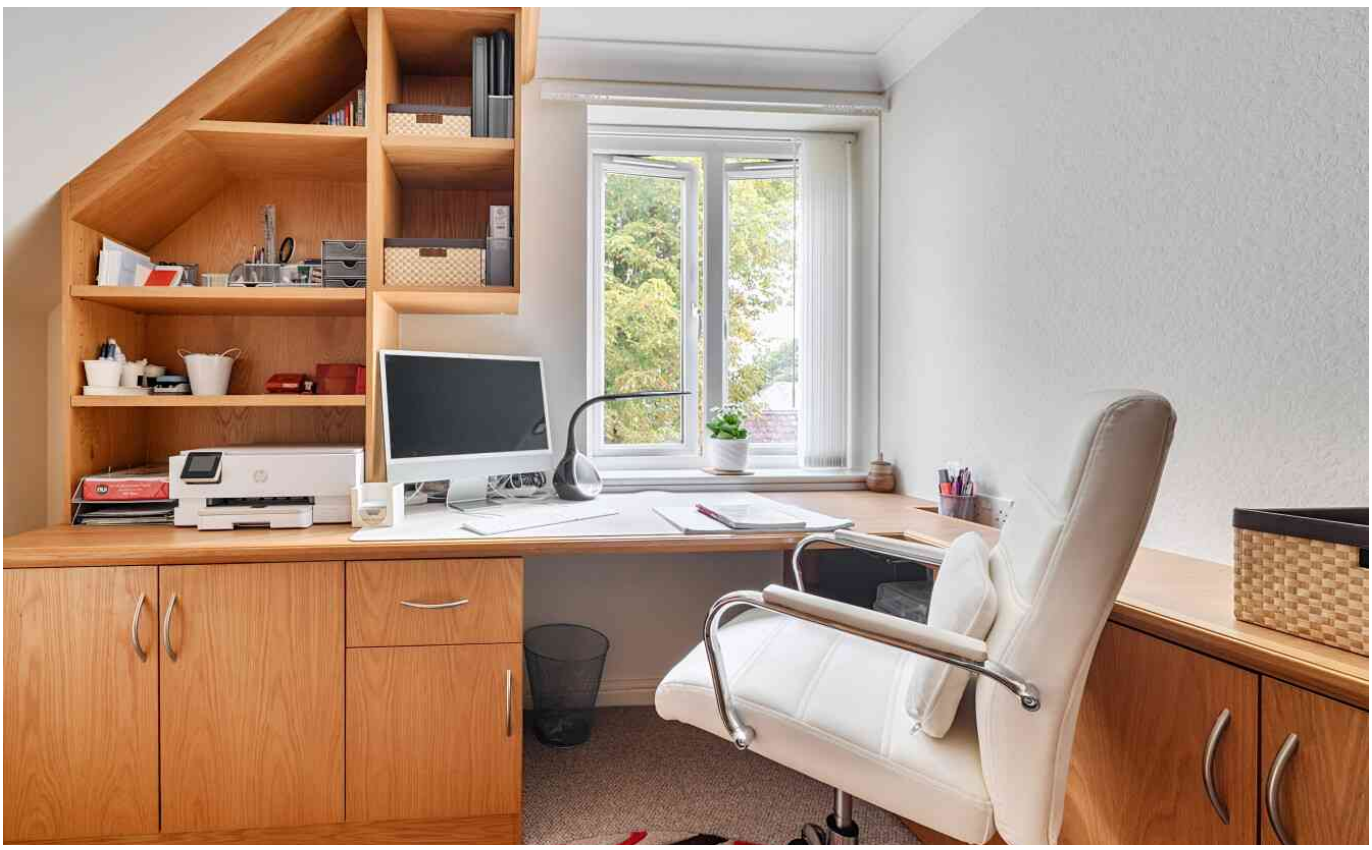
LOCATION:
Shoppers can enjoy the busy High Street and Clarks Village Factory Outlet which are both a short walk away. There is a choice of five supermarkets within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town has a variety of pubs and restaurants as well as picturesque walks and surrounding countryside.

VIEWING ARRANGEMENTS:
Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.





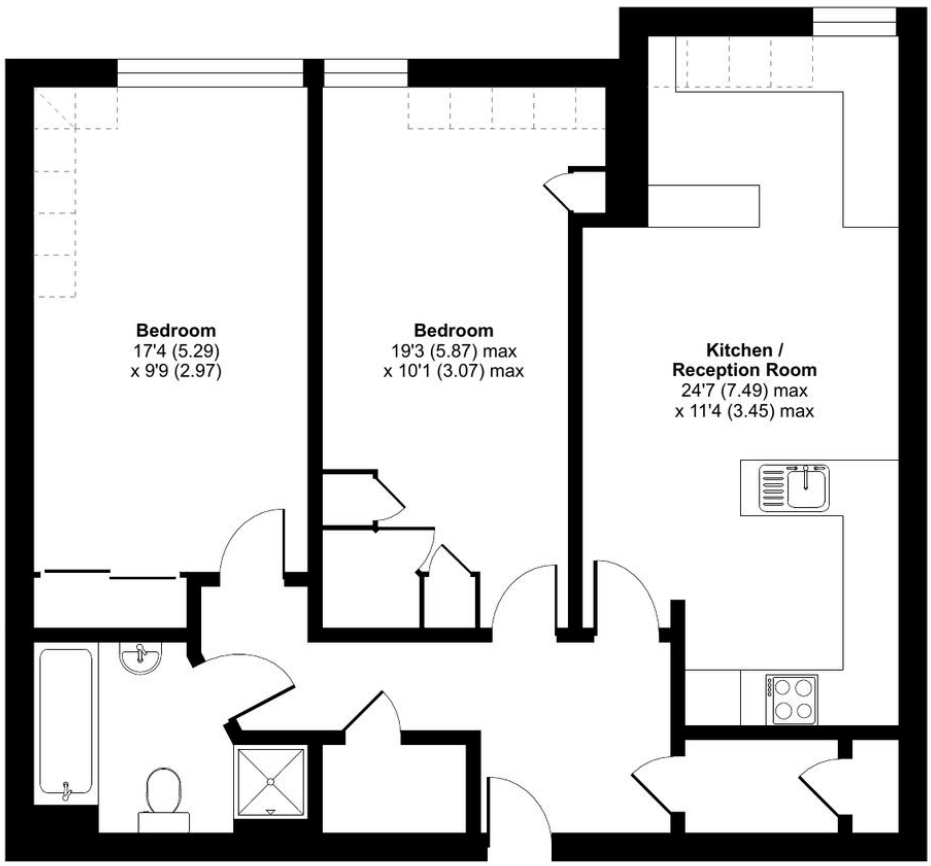




Somerton Road, Street, BA16

Approximate Area = 811 sq ft / 75.3 sq m
Limited Use Area = 32 sq ft / 3 sq m
Total = 843 sq ft / 78.3 sq m
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1516210

STREET OFFICE
Telephone 01458 840416
86, High Street, Street, Somerset BA16 0EN
street@cooperandtanner.co.uk

COOPER AND TANNER

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