

20 High Street  
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BA16 0EG



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## 16 WILLIAM REYNOLDS HOUSE, SPRINGBOK CLOSE, STREET, BA16 0AL

### OFFERS IN THE REGION OF £117,500 - LEASEHOLD

Offered with no onward chain is this one bedroom second floor apartment, forming part of a converted former Mill. The property is located a short level walk of the High Street, local amenities and Strode College and benefits from an allocated off road parking space. Comprises a spacious open plan lounge/diner, kitchen, double bedroom and bathroom.

An internal viewing comes highly recommended.

# 16 William Reynolds House, Springbok Close, Street, BA16 0AL

## COMMUNAL ENTRANCE HALL

The apartment is located on the second floor, which can be accessed via stairs from a rear communal door, located on the ground floor, behind the parking spaces to the rear of the building.

## ENTRANCE HALL

Entrance door to entrance hall. Doors to bathroom and bedroom. Radiator. Oak effect laminate flooring. Opening to the spacious open plan kitchen/dining/living area.

## OPEN PLAN LOUNGE/DINER

17' 10" x 9' 6" (5.44m x 2.9m)

UPVC double glazed high level window to front. Two radiators. Television and telephone points. Access to loft hatch. The roof space has power and skylights, with potential for further conversion subject to the necessary planning consents. Space for dining table and chairs.



## KITCHEN

14' 8" x 7' 9" (4.47m x 2.36m)

Fitted with a range of wall, base and drawer units with wood block effect laminate work surface over. Breakfast bar area. Inset stainless steel sink with drainer and mixer tap over. Laminate to splash back. Built-in electric oven with Beko four ring gas hob with stainless steel splash back and stainless steel cooker hood over. Freestanding washing machine. Freestanding fridge and freezer. Cupboard housing Worcester gas fired boiler. Downlighters. Oak effect laminate flooring. UPVC double glazed high level window to front.



## BEDROOM

11' 5" x 10' 8" (3.48m x 3.25m)

UPVC double glazed high level window to front. Radiator.

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### **BATHROOM**

Fitted with a three piece white suite comprising a low level WC, pedestal wash basin, and a panelled bath with mixer taps and shower attachment over. Tiling to splash prone areas. Tiled flooring. Extractor fan. Chrome heated towel rail. Skylight.

### **OUTSIDE**

There is off road parking to all the apartments for William Reynolds House.

### **\*PURCHASERS NOTE\***

We have been made aware that there will be future roof repairs required at the building. At this stage proactive maintenance of the roof will be taken to minimise reactive works and the roof will be monitored for damage. All leaseholders are responsible for contributing towards future roof repairs as part of their service/maintenance charge package. Annual amounts are subject to change. The Vendor will contribute £5,000 for any future increases.

### **AMENITIES & RECREATION**

Street is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village Shopping Centre complementing the High Street shopping facilities. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The historic town of Glastonbury is approximately 3 miles away and boasts a variety of unique local shops. 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.

### **PROPERTY INFORMATION:**

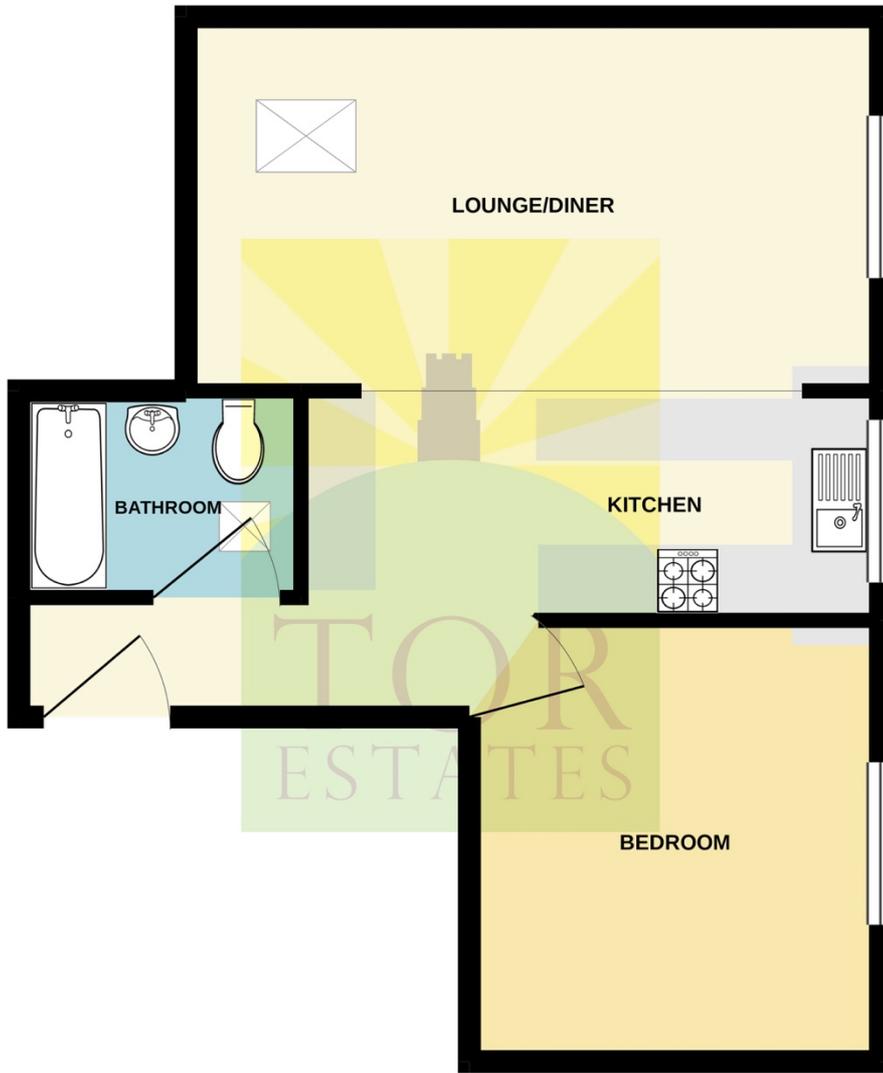
<b>TENURE:</b>	Leasehold
<b>SERVICES:</b>	Mains connected electric, gas, drainage and water (metered)
<b>LOCAL AUTHORITY:</b>	Mendip District Council. Tax Band A.
<b>LENGTH OF LEASE:</b>	199 years from 31 <sup>st</sup> January 1995
<b>MANAGEMENT COMPANY:</b>	Alpha Housing Services
<b>SERVICE/MAINTENANCE CHARGE:</b>	£1,100 per annum
<b>CHARGE INCLUDES:</b>	Grout Rent & Buildings Insurance
<b>FREEHOLDER:</b>	Alpha Building Services
<b>GROUND RENT:</b>	Included in Service Charge
<b>VIEWING ARRANGEMENT:</b>	By appointment only through Tor Estates. Please call us to arrange a convenient appointment.
<b>RENTAL VALUE:</b>	Estimated at £700 pcm

### **MORTGAGE ADVICE**

Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the best mortgage product available to you. Please call us to arrange a free consultation.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		