



6 Moonraker Square | Street | BA16 0GB

LEASEHOLD

£165,000

## PROPERTY SUMMARY



Located within a short level walk of Clarks Village and local amenities is this well presented two bedroom, first floor apartment, located on the edge of the popular Icon development. The property comprises an entrance hall, spacious open plan lounge/kitchen/diner, two bedrooms and a bathroom. The property benefits from two allocated off road parking spaces. An internal viewing is highly recommended.

### Entrance Hall

Electric heater. Doors leading to bedrooms one, two and bathroom. Two storage cupboards. Door leading to open plan living/dining room and kitchen.

### Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Tiling to splash prone areas. Heated towel rail. Extractor fan.

### Kitchen/Dining Area

15'4 x 9'4 (4.67m x 2.84m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Integrated electric oven, hob and cooker hood over. Space for upright fridge/freezer. Space for slimline dishwasher. Space and plumbing for a washing machine. Space for a dining table. Extractor fan.

### Living Room

13'8 x 11'6 (4.17m x 3.51m)

Wall mounted heater. Double glazed sliding doors leading to a juliet balcony.

### Bedroom One

11'0 x 13'5 (3.35m x 4.09m)

Wall mounted electric heater. Double glazed window overlooking the communal green areas.

### Bedroom Two

11'3 x 8'11 (3.43m x 2.72m)

Wall mounted heater. Double glazed window.

### Outside

The property benefits from two allocated off road parking spaces.



- First Floor Apartment
- Open Plan Living/Dining/Kitchen
- Two Bedrooms
- Bathroom
- Two Off Road Parking Spaces
- Well Presented
- Close To High Street
- Great First Time Buyer Purchase



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## **Purchasers Note**

There is 143 years remaining on the lease. There is an annual management charge of £1,691.00 per annum for the upkeep of the communal areas.

## **Disclaimer**

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## **Street Amenities**

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.

## 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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