



FOR SALE

7 Shepherd Court, Brimsmore, BA21 3FZ

£225,000



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ESTATES

Situated in the highly desirable Brimsmore to the North of Yeovil, this beautifully presented, top floor, three bedroom luxury apartment offers bright spacious rooms, en-suite shower room and two allocated parking spaces.

The accommodation begins with an inviting entrance hall which includes several storage cupboards, generous, open-plan lounge/diner which opens through to a well equipped modern kitchen.

Also included are 3 bedrooms, the master with it's own private en-suite.

If you are looking for something which is comfortable, built to a high quality and set in a desirable area, an early viewing comes highly recommended to fully appreciate all that this delightful apartment has to offer in this great location.

£225,000



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir. This home benefits from easy access to local shops, town, schools and the local bus service. There are active community groups in the area.

Communal Entrance

Stairs to all flats. There is also a communal storage cupboard.

Entrance Hall

Double cupboard housing meters, ventilation system, wi-fi outlet, spot lights, phone entry system, storage cupboard, laid to carpet, radiator and doors to:

Open Plan Kitchen/Living/Dining Room 24' 0" x 16' 8" (7.323m x 5.080m) 'L' shaped

One front aspect, two side aspect and one rear aspect double glazed sash windows, living/dining area laid to carpet, kitchen area with tiled floor, fitted kitchen comprising a range of wall and base units with worktops over, integrated appliances to include induction hob with extractor over, double oven with microwave oven, washer/dryer, dishwasher and fridge/freezer, spot lights and three radiators.

Bedroom One 11' 5" x 11' 3" (3.480m x 3.440m)

Rear aspect double glazed sash window, double built in wardrobe, laid to carpet and radiator.

En-Suite 6' 5" x 6' 0" (1.951m x 1.828m)

Shower cubicle, wall hung wash hand basin with vanity unit. Wall hung WC, inset bathroom cabinet with mirrored door and light, extractor fan, fully tiled walls, tiled floor and chrome heated towel rail.

Bedroom Two 11' 0" x 8' 4" (3.364m x 2.550m)

Front aspect double glazed sash window, laid to carpet and radiator.

Bedroom Three 8' 5" x 6' 2" (2.560m x 1.877m)

Front aspect double glazed sash window, laid to carpet, radiator and access to loft space.

Bathroom 8' 4" x 6' 9" (2.529m x 2.061m)

Rear aspect double glazed sash window, bath with shower over, all hung wash hand basin with vanity unit, wall hung WC, inset bathroom cabinet with mirrored door and light, fully tiled walls, tiled floor, extractor fan and chrome heated towel rail.

Parking

There are two allocated parking spaces within an enclosed courtyard area.

Material Information

- Council Tax Band: B
- EPC Rating: B
- Leasehold: 995 years approx.
- Ground Rent & Service Charge: £1,300/Annum
- Mains Gas, Water, Drainage and Electricity
- Gas Combi Boiler, last serviced 23/10/2023
- Electric Certificate: 12/3/2020
- New build from 2020
- 2 Allocated Off Road Parking Spaces




Directions

On Thorne Lane where the roundabout provides access to the newer phases of Wyatt Homes Brimsore development, take the exit onto Higher Eastern Hill. Follow the road as it passes Shepherd Court on your right and look for the first right into Shepherd Close. Once you turn in, take the next right down a narrow road which looks almost private and this will you to the entrance to Shepherd Court. Drive to the end of the car parking and park to the right at the end.

<https://w3w.co/speech.best.tuck>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
74.3 m²
799.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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