



FOR SALE

Shepherd Court, Yeovil, BA21 3FZ

£227,500



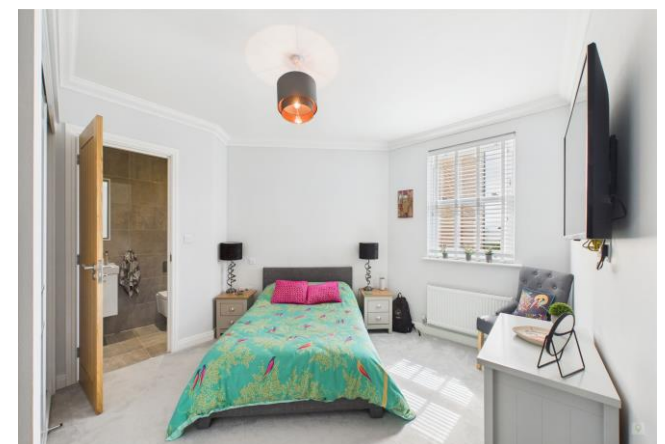
ORCHARDS
ESTATES

A contemporary two double bedroom, two-bathroom apartment presented to the market in "showhome" condition and situated on an award-winning Wyatt Homes development on the outskirts of Yeovil.

The property is offered to the market with no onward chain and benefits from the option of a fully furnished purchase, should a buyer wish to keep the contemporary, high-quality furniture currently in situ.

The property offers numerous practical benefits including gas central heating, upvc double glazing, coved ceilings, bespoke oak doors and has the benefit of an air circulation system

£227,500



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 Access and Entrance Hallway

Stairs: Access to all flats. Communal Storage Cupboard: Available for shared use.

Apartment Entry Hallway: The apartment building is accessed via an entrance door with intercom system that opens into the communal entrance hall, which is instantly illuminated and offers a staircase to the second floor. The apartment is accessed via a heavy timber entrance door, which leads to the entrance hall with broom cupboard and double airing cupboard housing the air circulation system.

Living Space

Living Area: The open plan kitchen/living area immediately catches the eye, with the immense space and five windows on offer, making this hosting room feel extremely light and airy.

Kitchen: The kitchen itself is of a bespoke nature, fitted with quartz worktops and grey doors with all appliances being "Neff". These comprise a four ring hob unit with splash back and stainless steel hood over, a stainless steel double oven & microwave, fitted fridge/freezer, dishwasher and washing machine/dryer. There are extensive base units with drawers and cupboards under, a good number of wall cupboards and a two door larder cupboard. There is also a breakfast bar area with seating.

Master Bedroom: Good size double bedroom with side-aspect double-glazed sash window double fitted wardrobe, carpeted floor, and wall radiator. Includes a fully tiled en-suite.

En-suite: Walk-in shower, 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 2: Good size double bedroom with side-aspect double-glazed sash window, carpeted floor, and wall radiator.

Bathroom: Bath with overhead shower, wall-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

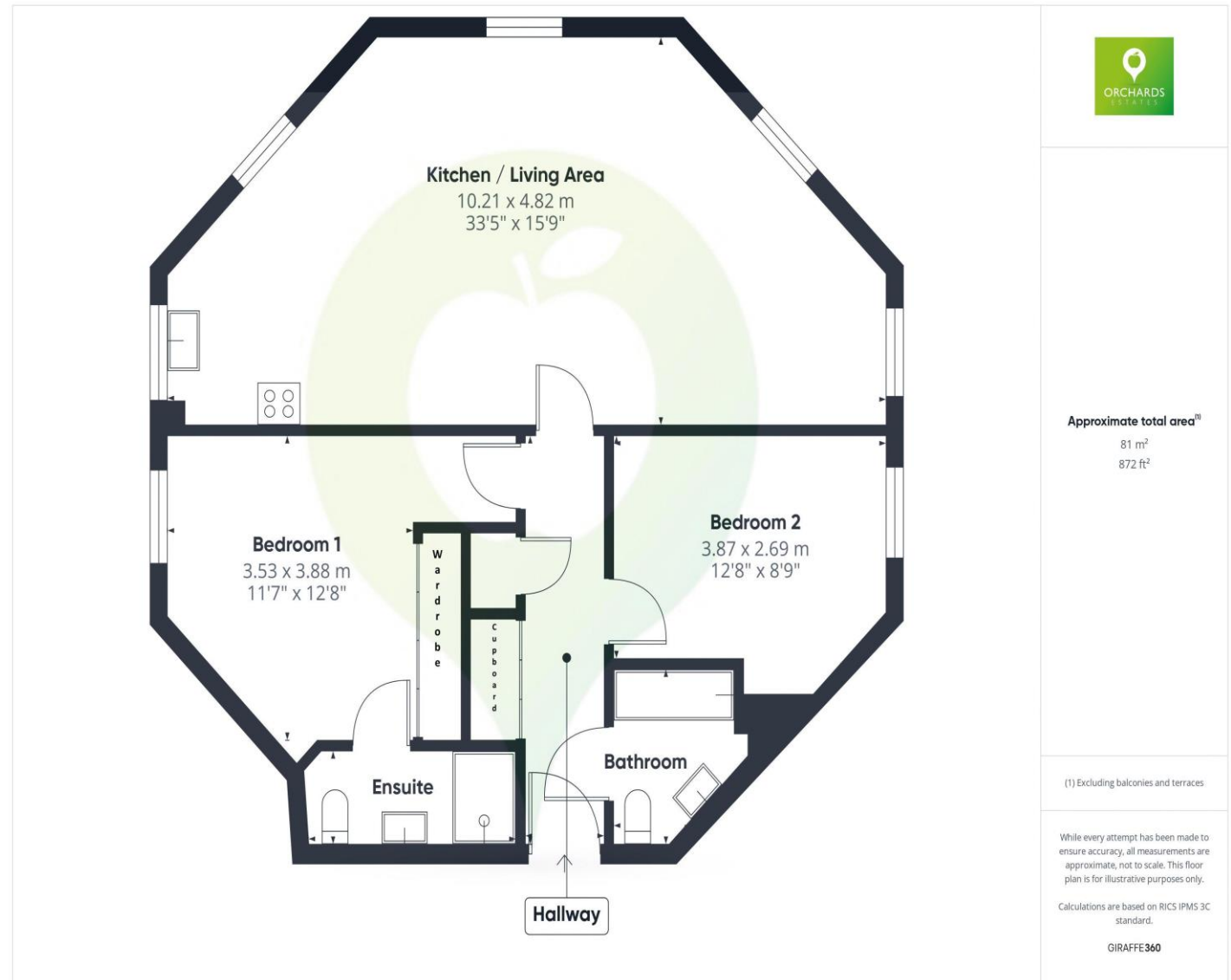
There are two allocated parking spaces within an enclosed courtyard area.



Material Information

- Leasehold Apartment
- Council Tax Band: B
- EPC Rating: B
- Leasehold: 994 years approx
- Ground Rent & Service Charge: £1,000/Annum Mains Gas, Water, Drainage and Electricity
- Gas Combi Boiler, last serviced April 2025
- Electric Certificate: March 2020
- Air Purifiers on ceilings
- New build from 2020
- Two Allocated Off-Road Parking Spaces
- Flood Zone: 1 - Low risk of flooding from rivers and sea
- Ofcom: Ultra-Fast available

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.