

# Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



12a, Berkley Court, Hermes Place, Ilchester,  
Somerset BA22 8JU

**£110,000**

Towers Wills welcome to the market this spacious two bedroom first floor apartment briefly comprising: reception hallway, lounge/diner, kitchen, utility, two double bedrooms and bathroom. Potentially available with tenants in situ for any interested buy-to-let investors. Please contact Towers Wills for more information.

**Communal Entrance**

Stairs rising to the first floor.

**Hallway**

Door to the front, radiator and cupboard.

**Lounge/Diner** 4.21m plus recess x 3.62m - maximum measurements  
Spacious living area with double glazed window to the rear, radiator, laminate flooring and storage cupboard.

**Kitchen** 3.13m x 2.70m

Beautifully presented gloss finish kitchen comprising of a range of wall, base and drawer units, work surfacing with one bowl sink/drainер, integrated electric oven and hob with stainless steel cookerhood over, integrated washing machine, storage cupboard housing central heating boiler, double glazed window to the front and door to utility room.

**Utility Room** 2.03m x 2.02m - maximum measurements

With additional door to the communal entrance, double glazed window to the front, space for fridge/freezer and storage cupboard.

**Bedroom One** 3.64m x 3.54m

Window to the rear, radiator and storage cupboard.

**Bedroom Two** 3.25m x 2.71m

Window to the front, radiator and storage cupboard.

**Bathroom** 1.46m x 2.73m

Suite comprising of bath with mixer shower over, wash hand basin, wc, part tiled, window to the front and radiator.

**Outside**

Outside the property is a brick built storage shed numbered 13.

**Agents Note**

The current owners have advised Towers Wills there are 87 years remaining on the lease.

Key Features

- Spacious First Floor Flat
- Two Double Bedrooms
- Well Presented Throughout
- Ideal First Time Buy/Buy to Let

Contact Us

**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: info@towerswills.co.uk

Energy Efficiency

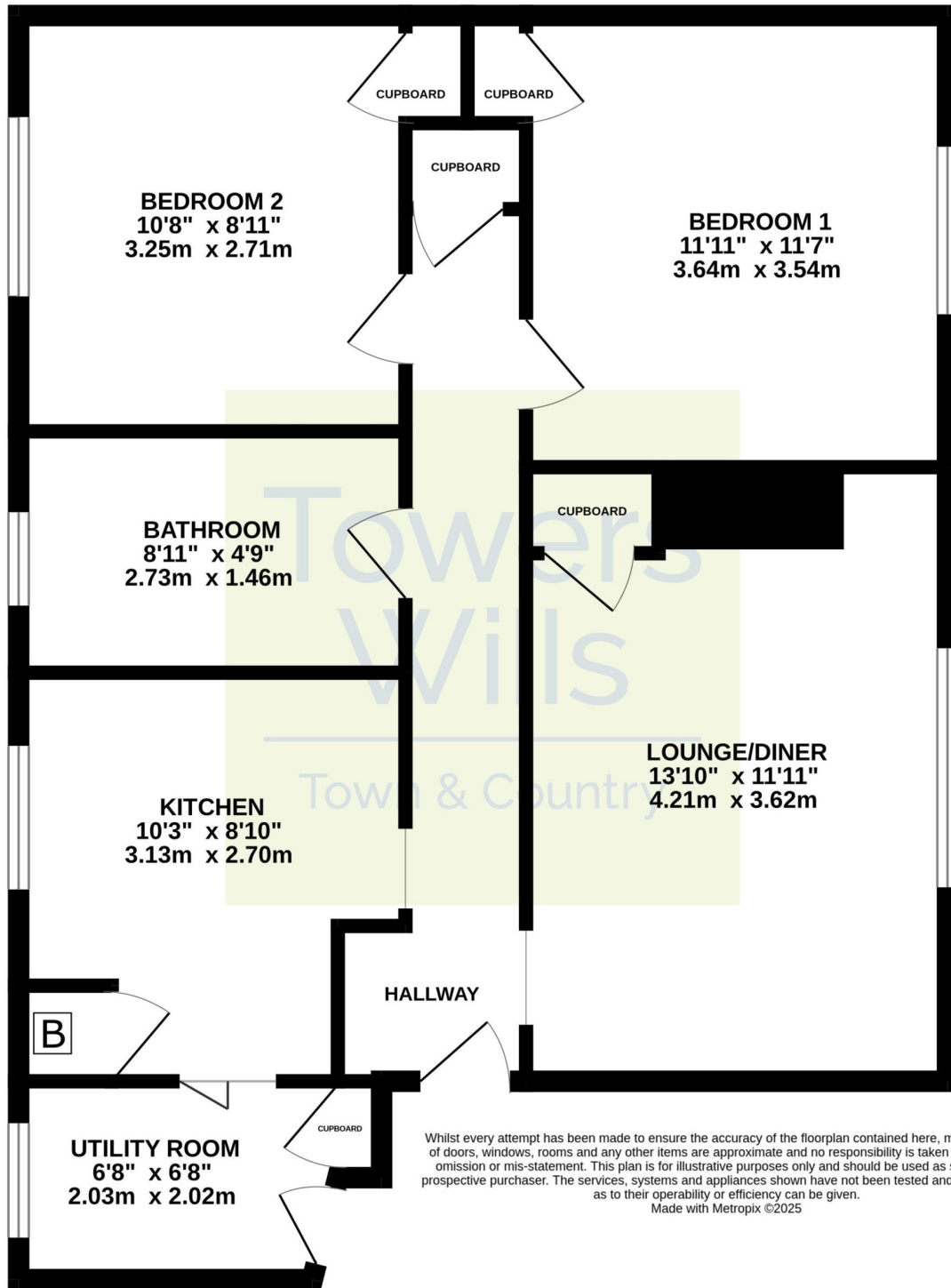
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E 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





## Floor Plan

## FIRST FLOOR



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor , (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note

## Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk | [www.towerswills.co.uk](http://www.towerswills.co.uk)