



**58, Montacute Road, Yeovil, Somerset BA22 8ZD**

**£96,200**

Shared Ownership Property Available. Towers Wills are pleased to offer to market this well presented 2 double bedrooms, first floor apartment, offered at a share percentage of 65%. The property briefly comprises; entrance hall, kitchen/diner/lounge, two double bedrooms, family bathroom and garage. Situated within the popular Agusta Park development on the outskirts of Yeovil, within easy reach of the town's shops and amenities as well as beautiful Montacute, Stoke Sub Hamdon and Ham Hill Country Park.

Entrance door leading into the hall

Hall

With two storage cupboards and radiator.

Kitchen/Diner/Lounge 3.70m x 5.79m

Fitted with timber effect worktops and cream doors with a range of wall and base units. A stainless-steel sink drainer unit with mixer tap, four ring gas hob with oven under, stainless steel extractor hood over, space for washing machine, space for fridge/freezer and benefiting from a breakfast bar. The lounge has two windows with outlook to the rear and side and two radiators.

Bedroom One 2.74m x 3.96m

With two windows outlook to the side, built in wardrobe, storage cupboard and radiator.

Bedroom Two 2.18m x 4.79m

With window outlook to the side and radiator.

Bathroom

A white suite fitted with panel bath, mixer tap, shower over and side screen, WC, pedestal hand basin mixer tap, part tiled walls, towel rail, shaver point and extractor fan.

Agents Notes

We have been informed by the owners that the lease details are:  
Lease Length - Approximately 116 years remaining  
Ground Rent - £1874.60 per annum  
Service Charge - £1137.24

Key Features

- First Floor Flat
- Two Double Bedrooms
- Garage
- Popular Agusta Park Development
- SHARED OWNERSHIP

Contact Us

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

Energy Efficiency

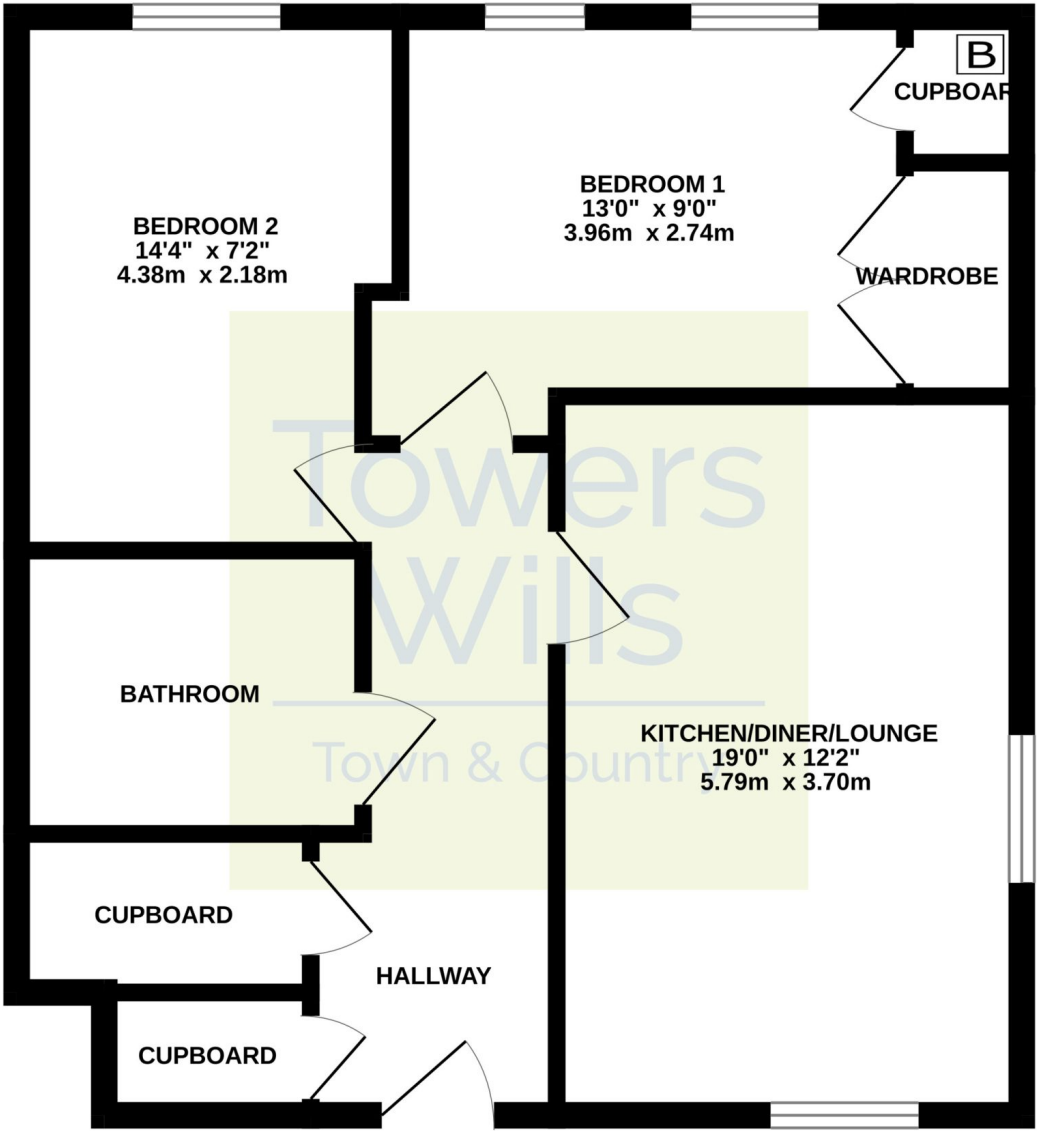
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Floor Plan

## 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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## **Towers Wills**

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

Yeovil 01935 577032 / South Petherton 01460 298530

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