

Towers Wills

Town & Country

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11, Montacute Road, Yeovil, Somerset BA22 8FH

£140,000

Towers Wills are delighted to bring to market this modern two double bedroom ground floor apartment, situated on the sought-after Augusta Park development on the edge of Yeovil. Built in 2018 and benefitting from the remainder of its 10-year NHBC warranty, this property is finished to a high standard throughout and offers spacious open-plan living accommodation. Further benefits include master en-suite, garage with parking and excellent access to local amenities – making this an ideal first-time buy or buy-to-let investment.

Accommodation:

Entrance Hall

Double glazed door to front, radiator, cupboard and intercom system.

Bathroom

Suite comprising bath with mixer tap shower over, wash hand basin, WC, shaver point, extractor fan, radiator and double glazed window to rear.

Bedroom One – 3.07m x 3.45m

Double glazed window to rear, radiator and en-suite bathroom.

En-suite

Suite comprising shower cubicle, wash hand basin, WC, extractor fan, shaver point, radiator and double glazed window to rear.

Bedroom Two – 3.56m x 3.28m – Maximum Measurements

Double glazed window to front and radiator.

Lounge/Dining Area – 3.30m x 4.84m

Light and spacious reception space with two double glazed windows to front and radiator, open plan to:

Kitchen Area – 3.30m x 2.06m

Fitted with a modern range of units, one bowl stainless steel sink/drainer, integrated electric oven with gas hob and extractor over, space for washing machine, space for fridge/freezer, gas combi boiler and double glazed window to front.

Outside:

To the rear of the property is a garage with allocated parking to the front.

Agents Note:

The garage is held on a separate leasehold title. The vendor has advised Towers Wills that there is a ground rent and maintenance fee of approximately £138 per calendar month, which includes buildings insurance. The lease originally commenced with 999 years remaining.

Key Features

- Modern Ground Floor Apartment
- Two Double Bedrooms
- Master En-suite
- Open-Plan Lounge/Diner/Kitchen
- Garage & Allocated Parking
- Remaining NHBC Warranty
- Ideal First Time Buy / Investment

Contact Us

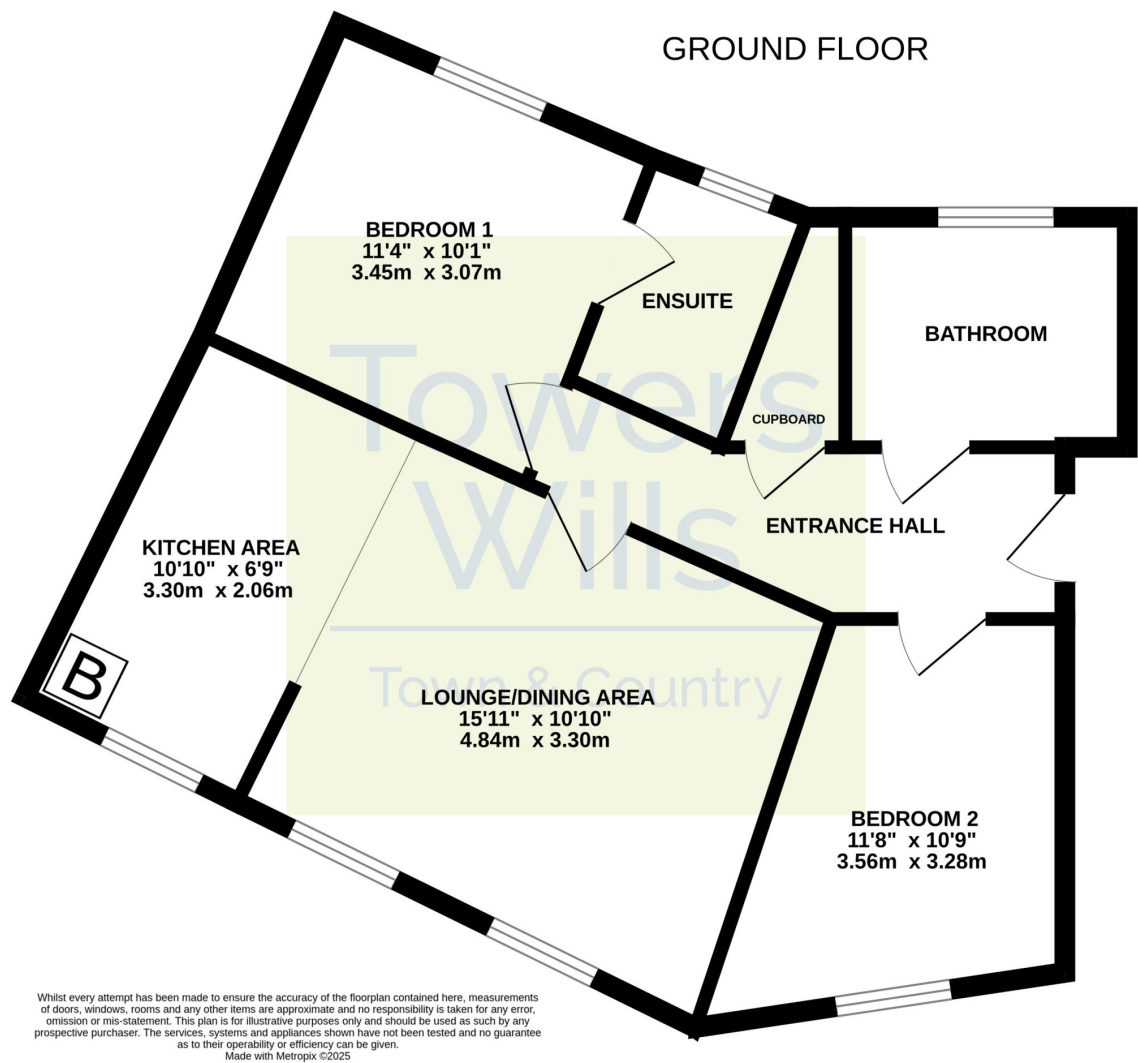
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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