

Towers Wills

Town & Country

£130,000



Flat 2, 169 Sherborne Road, Yeovil, Somerset, BA21 4HP

Towers Wills are pleased to welcome to the market this spacious flat within walking distance of the town centre. An ideal first time buy or investment opportunity and briefly comprising, good size kitchen/diner, two double bedrooms, family bathroom and large lounge on the second floor. With the added benefit off allocated parking for one early viewing is advised.

Key Features

- Spacious Flat
- Two good size bedrooms
- In good condition throughout
- Allocated parking
- Walking distance to the town centre
- Ideal first time buy/investment opportunity

Entrance door leading into the porch area with stairs to first floor landing.

Hall

With stairs to second floor landing, radiator and central heating controller.

Kitchen/Diner 2.69m (8'09") x 4.06m (13'03")

A good size kitchen/diner fitted with patterned worktops and timber effect doors with a good range of units. A stainless steel sink drainer unit with mixer tap, a four ring gas hob with oven under and stainless steel extractor hood over, space for slimline dishwasher, space for fridge/freezer, recess lighting, radiator, tiled floor, part tiled wall, Vaillant boiler, radiator and two windows with outlook to the front.

Utility Room 1.12m (3'08") x 1.96m (6'05")

With plumbing for washing machine and has plenty of storage.

Bedroom One 3.07m (10'00") x 3.22m (10'06") plus wardrobe recess

With window outlook to the rear, feature fire place and radiator.

Bedroom Two 2.85m (9'04") x 3.39m (11'01")

With window outlook to the side, radiator and coved ceiling.

Bathroom 1.87m (6'01") x 2.31m (7'06")

A modern white suite fitted with a p shaped panel bath with side screen and shower over, pedestal hand basin, WC, fully tiled, recess lighting, heated towel rail and extractor fan.

Second Floor

Lounge 4.82m (15'09") x 5.44m (17'10") some restricted head height, maximum measurements to include the stairs

A fantastic sized lounge with window outlook to the front, timber flooring, two radiator, TV point, eave storage and radiator.

Outside

To the front there is a private decked area.



Parking

To the rear there is allocated parking for one vehicle.

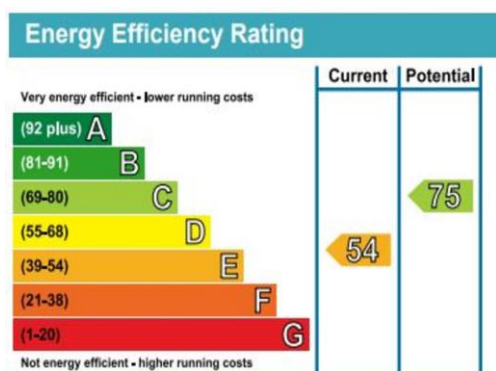
Agents Notes

We have been informed by the vendor that the lease is 999 years from 2007. The vendors only pay buildings insurance with the flat below and any issues are sorted out by the insurance company or between the two flat owners.

Floor Plan



Energy Efficiency



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.

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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 www.towerswills.co.uk