

for sale

offers over **£120,000**



## Berkley Court Hermes Place Ilchester Yeovil BA22 8JU

Connells welcome to the market this two bedroom apartment presented in an excellent condition and located in the sought after village of Ilchester. Comprising of a hall, lounge, kitchen, utility area, two bedrooms and a family bathroom, an ideal first home or investment opportunity!

# Berkley Court Hermes Place Ilchester Yeovil BA22 8JU

## Hallway

Airing cupboard and a radiator.

## Lounge

15' 4" x 11' 11" (4.67m x 3.63m)

Double glazed window to the rear, radiator and tv point.



### **Kitchen**

10' 2" x 8' 10" (3.10m x 2.69m)

Fitted kitchen with a range of wall and base units, electric hob and oven with extractor over, space for a dishwasher and door to the utility.

### **Utility Room**

Double glazed window to the front, larder, space for a washing machine and fridge/freezer.

### **Bedroom 1**

10' 8" x 8' 4" (3.25m x 2.54m)

Double glazed window to the front, radiator and a built in cupboard.

### **Bedroom 2**

11' 7" x 11' 11" (3.53m x 3.63m)

Double glazed window to the rear and a radiator.

### **Bathroom**

Double glazed window to the front, heated towel rail, wash hand basin, wc, bath with mixer tap and shower over.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOY312646 - 0002

**Tenure:** Leasehold

**EPC Rating:** Awaited

**[view this property online connells.co.uk/Property/YOV312646](http://connells.co.uk/Property/YOV312646)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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