

for sale

offers over **£100,000**



## 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

Single cupboard with rail and a radiator.

## Lounge

13' 10" x 11' 10" (4.22m x 3.61m)

Double glazed window to the rear, radiator, built in cupboard and an electric feature fireplace.





### **Kitchen**

10' 2" x 7' 7" Max (3.10m x 2.31m Max)

Fitted kitchen with a range of wall and base units, breakfast bar, stainless steel sink/drain, double glazed window to the front, cupboard housing the boiler, space for a cooker, extractor fan, radiator, space for a washing machine and fridge and steps down to the utility room.

### **Utility Room**

6' 11" x 6' 7" Max (2.11m x 2.01m Max)

Single glazed window to the front, radiator, door to the front and built in cupboard with shelves.

### **Bathroom**

Bath with shower over, mirrored unit, wc, wash hand basin, extractor fan, heated towel rail and a double glazed window to the front.

### **Bedroom 1**

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

Double glazed window to the rear, radiator and a cupboard with a rail.

### **Bedroom 2**

10' 7" x 8' 10" (3.23m x 2.69m)

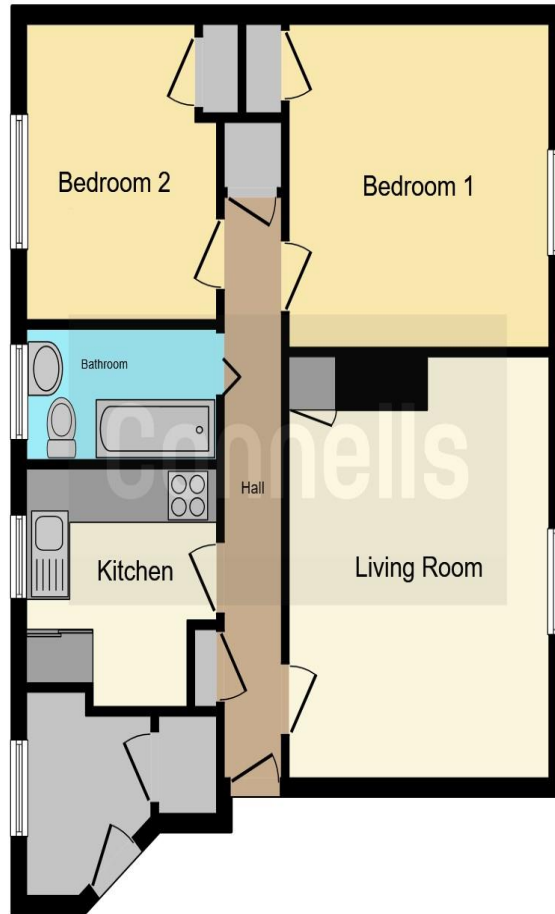
Double glazed window to the front, radiator and cupboard with a rail.











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**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

Property Ref: YOV313452 - 0004

**Tenure:** Leasehold

**EPC Rating:** C

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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.

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