

for sale

£105,750



## Hornbeam Vale Ilchester Yeovil BA22 8ZE

LOOKING FOR SHARED OWNERSHIP? LOOK NO FURTHER! This beautifully presented two bedroom home is located in the desirable Ilchester. With allocated parking, downstairs wc and a well maintained rear garden. SOLD WITH 45% SHARE. CALL NOW.

# Hornbeam Vale Ilchester Yeovil BA22 8ZE

## Entrance Hall

Double glazed window to the side, radiator and door to the front.

## Cloakroom

Radiator, wc, wash hand basin and part tiling.

## Lounge

14' 6" x 10' 10" into Recess ( 4.42m x 3.30m into Recess )

Double glazed window to the front, radiator and undrstairs storage cupboard.

## Kitchen/Diner

Fitted kitchen with a range of wall and base units, double glazed window to the rear, electric oven, gas hob with cooker hood over, space for a fridge/freezer, washing machine and dishwasher, boiler, radiator and door to the rear garden.

## Landing

2 x storage cupboards and a double glazed window to the side.

## Bedroom 1

14' 5" x 11' 4" ( 4.39m x 3.45m )

Double glazed window to the rear and a radiator.

## Bedroom 2

11' 1" x 14' 4" into Recess ( 3.38m x 4.37m into Recess )

2 x double glazed windows to the front and a radiator.

## Bathroom

Bath with shower over, wc, wash hand basin, extractor fan, radiator and part tiling.

## Outside

### Front Garden

Driveway, side access and allocated parking.

### Rear Garden

Fencing, lawn, shrubs, patio and side access.















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)

To view this property please contact Connells on

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

1-3 Princes Street  
 YEOVIL BA20 1EW

Property Ref: YOV313665 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 338.40

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/YOV313665](http://connells.co.uk/Property/YOV313665)**

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jan 2021. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)