









# welcome to

# **Taranto Hill, Ilchester, YEOVIL**

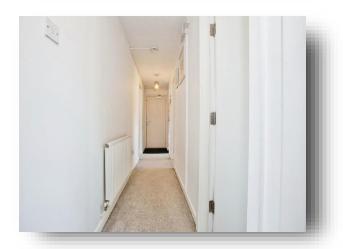
A two bedroom ground floor apartment, situated with in the sought after village of Ilchester and within close proximity to local amenities. The accommodation is presented in excellent decorative order throughout boasting a wealth of space and natural light.













#### **Communal Entrance**

Secure door to the front. Stairs rising to the first floor apartments.

#### **Apartment Entrance**

Secure entry system. Storage cupboard. Radiator. Doors opening into;

### Lounge

15' 4" x 11' 4" ( 4.67m x 3.45m )

Double glazed window to the rear overlooking the communal gardens. Feature fireplace. Aerial point. Radiator.

#### Kitchen

8' 6" x 7' 8" ( 2.59m x 2.34m )

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric oven below. Plumbing for washing machine. Space for fridge/freezer. Wall mounted central heating boiler.

#### **Bedroom One**

11' 8" x 11' 6" ( 3.56m x 3.51m )

Double glazed window to the rear overlooking the communal gardens. Built in wardrobe. Radiator.

#### **Bedroom Two**

10' 2" x 8' 6" ( 3.10m x 2.59m ) Double glazed window to the front. Built in

wardrobe. Radiator.

#### **Bathroom**

Double glazed window to the front. Suite comprising enclosed bath, wash hand basin inset to vanity unit and WC. Extractor fan. Towel radiator.

#### **Outside Stores**

There are two store rooms, one accessed outside the kitchen door within the communal area and the second is located in the communal garden..

#### **Communal Gardens**

The gardens are laid to lawn with a lovely countryside backdrop. There is also a communal bike shed/bin storage/garden furniture storage, with each apartment having their own lockable unit.



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





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# **Taranto Hill, Ilchester, YEOVIL**

- Ground Floor Apartment
- Two Double Bedrooms
- Well Presented Accommodation
- Communal Gardens & Lovely Countryside Backdrop
- Village Setting

### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Mar 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

### offers over

# £130,000









Please note the marker reflects the postcode not the actual property

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Property Ref: YEO107839 - 0005 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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