









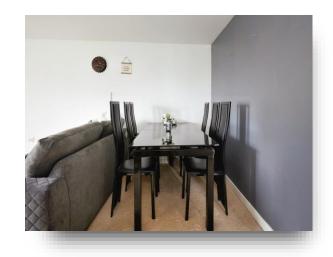
welcome to

Great Mead, Yeovil

A modern two bedroom second floor apartment, situated within the desirable Wyndham Park Development and within close proximity to many local amenities. The accommodation is presented in excellent decorative order throughout boasting a wealth of space and natural light.

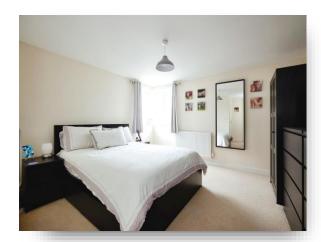












Communal Entrance

Secure entry system. Stairs rising to all floors.

Apartment Entrance

Telecom entry system. Storage cupboard. Radiator.

Fitted Kitchen

9' 10" x 7' (3.00m x 2.13m)

Double glazed window. A range of fitted wall, base and drawer units with work surface over. Single bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over, stainless steel splashback and electric oven below. Further integrated appliances include dishwasher and fridge/freezer. Plumbing for washing machine. Tiled flooring.

Living Room

17' 10" x 12' 1" (5.44m x 3.68m)

Double glazed windows with Juliet balcony and stunning countryside views towards Sherborne. Aerial point with built in satellite connections for sky. Space for dining table and chairs. Radiator.

Bedroom One

17' 9" $\max x$ 12' 10" \max (5.41m $\max x$ 3.91m \max) Two double glazed windows. Space for free standing furniture. Aerial point. Radiator. Door opening into:

En Suite

Suite comprising shower cubicle, wash hand basin and WC. Extractor fan. Radiator.

Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

Double glazed window. Built in wardrobe. Space for free standing furniture. Radiator.

Bathroom

White comprising enclosed bath with electric shower over and glass side screen. Wash hand basin and low level WC. Extractor fan. Radiator.

Parking

There are two allocated parking spaces.

Outside

There are communal bin and bike stores.



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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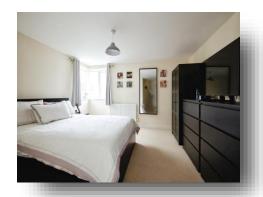
Great Mead, Yeovil

- Second Floor Apartment
- Two Double Bedrooms with En suite to Master
- Immaculate Decorative Order Throughout
- Allocated Parking
- Sought After Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000









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Property Ref: YEO108027 - 0002 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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