









# welcome to

# **Hawks Rise, Yeovil**

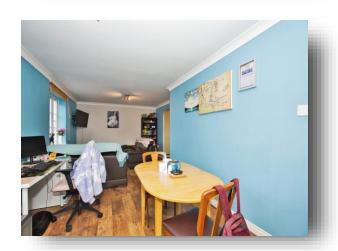
A modern two bedroom top floor apartment situated in a desirable development and within close proximity to many local amenities. The accommodation is presented in excellent decorative order and boasts a wealth of space and natural light throughout.













## **Communal Entrance**

Secure door to the front with telecom entry system. Stairs rising to all floors.

## **Apartment Entrance**

Intercom system. Airing cupboard.

# **Lounge/ Diner**

27' 9" x 12' 3" ( 8.46m x 3.73m )

A lovely light and spacious room with two double glazed windows to the rear. Aerial and telephone points. Space for dining table and chairs. Opening into:

### **Fitted Kitchen**

10' 3" x 9' 1" ( 3.12m x 2.77m )

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; integrated washing machine and fridge/freezer.

#### **Bedroom One**

13' 7" x 11' 4" ( 4.14m x 3.45m )

Two double glazed windows to the front. Built in wardrobe. Space for free standing furniture. Aerial and telephone points. Door opening into:

#### **En Suite**

Suite comprising shower cubicle. Wash hand basin. Low level WC. Shaver point. Extractor fan.

### **Bedroom Two**

11' 4" x 9' 6" ( 3.45m x 2.90m )

Double glazed window to the front. Space for free standing furniture.

### **Bathroom**

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower attachment over. Wash hand basin. Low level WC. Extractor fan.

## **Parking**

There is allocated parking to the rear of the apartments.



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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# Hawks Rise, Yeovil

- Second Floor Apartment
- Two Double Bedrooms with En Suite to Master
- **Spacious Accommodation**
- **Underfloor Heating**
- Allocated Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000









postcode not the actual property

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Property Ref: YEO107942 - 0003 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 quidance 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.





01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk

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