



Symonds
& Sampson

Flat 4, 93 Hendford Hill

Yeovil, Somerset

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Yeovil
Somerset
BA20 2RE



- Spacious Throughout
- Desirable Location
- Lovely Communal Gardens
- Well Presented Accommodation
 - Short Walk to Town Centre
 - Ideal First Time Buy

Guide Price **£185,000**

Share of Freehold

Yeovil Sales
01935 423526
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THE DWELLING

A well-presented two-bedroom garden apartment offered for sale in good decorative order and lying in a location just a short walk from Leonardo, Yeovil town centre and the glorious Ninesprings country park.

The property, which benefits from its own small garden as well as communal gardens, also has parking and an early view is advised.

ACCOMMODATION

A double-glazed entrance door leads to the reception hall, which in turn leads to the large sitting room, having three windows to the front and a central feature mock fireplace with cast iron surround and hearth and an attractive timber floor.

The kitchen is dual aspect, having a range of marble-effect worktops with cream doors and stainless steel door furniture, a number of base units with drawers and cupboards under, wall cupboards and wall tiling, plumbing for an automatic washing machine and a gas point.

There is an inner hallway having a large walk-in store with light and linen cupboard, whilst there is also a small study with flagstone flooring and an attractive timber floor.

The bathroom is absolutely lovely, having a contemporary white suite with a freestanding bath with clawed feet and a handheld shower attachment.

There are two double bedrooms, one having an attractive timber floor and a mock fireplace with a cast iron surround and the other having UPVC double-glazed doors to the front.

OUTSIDE

The property benefits from one parking space, whilst the gardens comprise deep-stocked borders, patio, concrete yard area and outside tap.

The property also benefits from lovely communal gardens comprising sweeping lawns, mature trees, etc.

SITUATION

Bragg Church dates from 1892. An impressive former Victorian Mansion standing in mature gardens. Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, schools from primary through to secondary and Yeovil College within easy reach. Regular bus services run within the town, also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction, and good road links to the A30, A303 and A37 are all close by. The

M5 junction 25 is approximately 20 miles away and the South Coast is approximately 25 miles.

DIRECTIONS

What 3 words: ///claps.path.serve

SERVICES

Mains water, drainage and electrics. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - Available both indoors and outside (Information from Ofcom <https://www.ofcom.org.uk>)

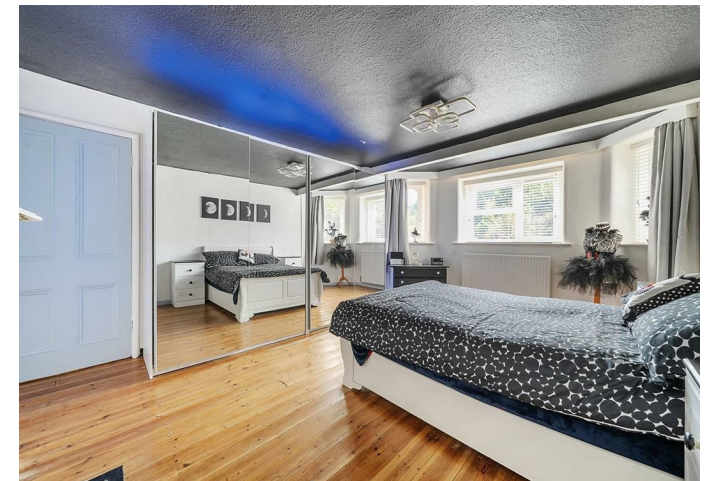
MATERIAL INFORMATION

Council Tax Band: B

Flood Risk: Very Low

Years remaining for lease: 972

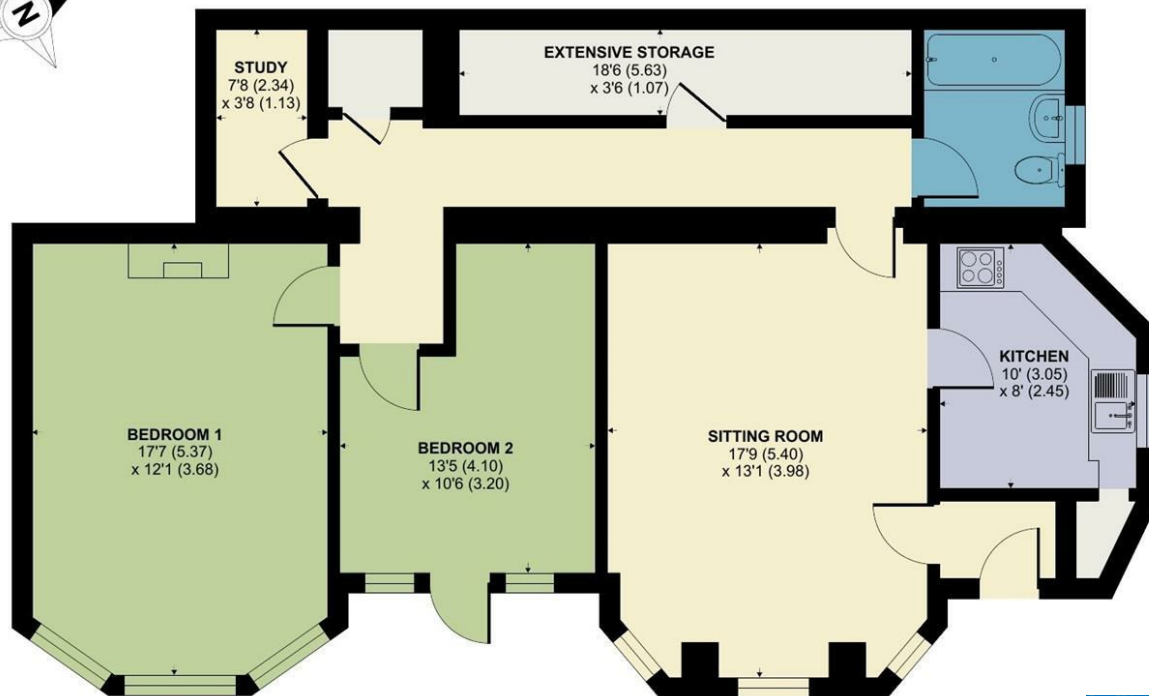
Share of freehold - £1.00 pa ground rent. - £220 per annum Service charge.



Hendford Hill, Yeovil

Approximate Area = 991 sq ft / 92 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1336487



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		



YEO/JS/12.08.2025



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