Symonds & Sampson

3 Ashwick Court

Higher Eastern Hill, Yeovil, Somerset

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Higher Eastern Hill
Yeovil
Somerset
BA21 3FU

2 2 1

- Luxury Apartment
- Large Landing
- Immaculate Throughout
- Rare Opportunity
- Ideal First Time Buy or Investment Opportunity
- Early Viewing Advised

Guide Price £227,500
Leasehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk

THE DWELLING
Features include upvc double glazed sash windows, gas central heating, coved ceilings and attractive timber doors with stainless steel door furniture throughout.

ACCOMMODATION
The property, which currently enjoys country views, is arranged in more detail as follows:

A communal entrance door leads to the communal reception hall having a staircase rising to the first floor. An entrance door has a staircase rising to a first floor galleried landing, which is dual aspect having a hatch to the roof space and also offering a useful area for storage or indeed study/reading room.

A further entry door leads to the reception hall having a hatch to the roof space and an airing cupboard.

The kitchen/living room is absolutely fantastic and a very good size being a dual aspect room currently having country views. The kitchen area is comprehensively fitted with a range of granite effect worktops with grey doors and stainless steel door furniture. There are a range of fitted appliances including a Neff double oven and hob, dishwasher, fridge/freezer and also a two door larder cupboard housing the gas fired boiler. There is a good range of base units with drawers and cupboards under, a number of wall cupboards and floor tiling.

There is a substantial master bedroom with fitted wardrobes and a super en suite with a white suite having a double shower cubicle and both floor and wall tiling. Bedroom two is also a double being dual aspect and currently has country views.

There is a family bathroom again being fully tiled with a contemporary white suite.

OUTSIDE
Two allocated parking spaces. Communal locked cycle store and bin store.

SITUATION
Ashwick Court is part of the Brimsmore new development located on the outskirts of the attractive market town of Yeovil.

Brimsmore is in an ideal location, close to the A37, A303 and M5 which all offer easy access to the neighbouring counties of Dorset, Devon, Gloucestershire and Wiltshire.

Yeovil has two railway stations with regular services to Bristol, Bath, London and further afield, plus an excellent network of buses and coaches. For international travel both Bristol and Exeter airports are easily accessible.

DIRECTIONS
What 3 words: ///older.misty.aside

SERVICES
Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION
Council Tax Band: B

Flood Risk: Very Low

Remaining Years on Lease: 993

Service Charge: £2422.84 pa

Ashwick Court, Higher Eastern Hill, Yeovil

Approximate Area = 1071 sq ft / 99.4 sq m

For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 950065

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