



66 Hendford, Yeovil, BA20 1UR

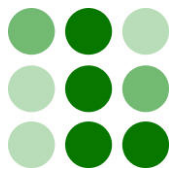
Offers in the Region of
£130,000
SHARE OF FREEHOLD

This fantastic one bedroom ground floor apartment is one of four in this converted Georgian built house. The apartment offers great size rooms throughout and high ceilings to match the character within this Grade II listed building, most notably the ornate flooring in the vestibule. It is conveniently located within walking distance to the town and large employers, with Ninesprings Country Park just a stones throw away. The property benefits from driveway parking and is offered for sale with NO ONWARD CHAIN!

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



66 Hendford, Yeovil, BA21 1UR



- Spacious ground floor flat
- Grade II listed building with period features
- Great size double bedroom
- Ample off road parking
- Gas central heating
- Located within walking distance of the town centre and Ninesprings Country Park
- NO ONWARD CHAIN

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

Entrance Porch/Vestibule 1.86m (6'1") x 1.65m (5'4")

Double entrance doors with pattern tiled floor. Window to both sides. Part glazed. Wide entranced door to:

Kitchen /Breakfast Room 4.93m (16'2") x 2.36m (7'8")

Ornate coved ceiling. Range of wall and base units including single drainer stainless steel 1½ bowl sink unit inset into rolled edge worktop. Plumbing for washing machine. Space for cooker with extractor hood over. Double radiator. Door to inner lobby and door to:

Lounge/Diner 4.62m (15'1") x 4.56m (14'11")

With large sash window to front with folding window shutters. Two double radiators. Built in shelving to alcove. Ornate coved ceiling. Built in cupboards to alcove.

Inner Lobby

With built in cupboard. Door to:

Double Bedroom 4.54m (14'10") x 3.65m (11'11")

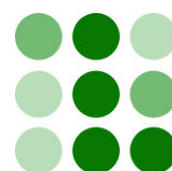
With large sash window to side. Double radiator. Cupboard housing Worcester wall mounted gas fired boiler and air vent for tumble dryer. Cupboards built into the alcove with shelving.

Bathroom

With window to side. Radiator. White suite comprising pedestal hand basin, panel bath with Mira hand shower attachment over. Wc. Radiator. Shower rail. Tiling to splash prone areas. Light and shaver socket.

Agents Notes

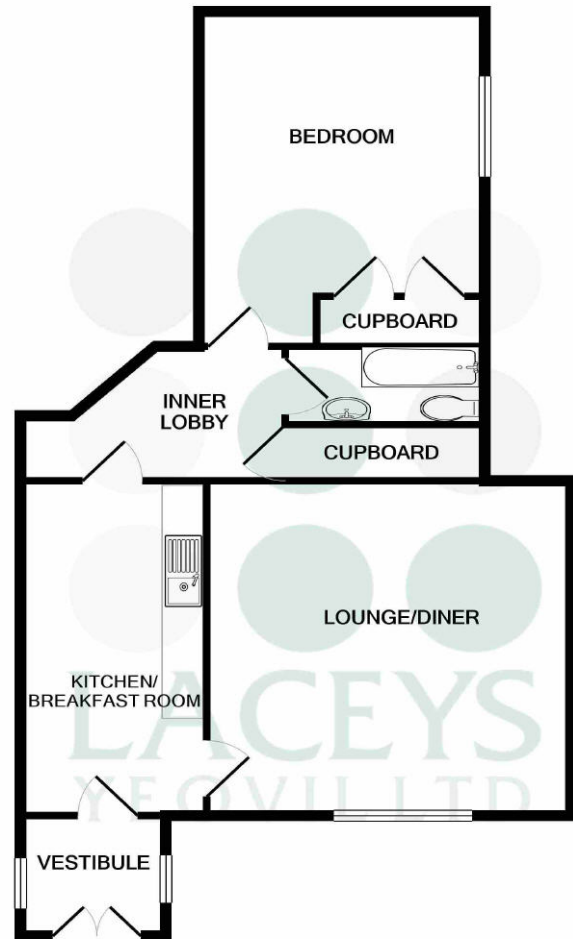
We have been advised the lease is 125 years from 01/01/1980, and the owner owns a quarter share of the freehold and the management company. The service charge for 1st Jan 2021 to 30th June 2021 is £480.



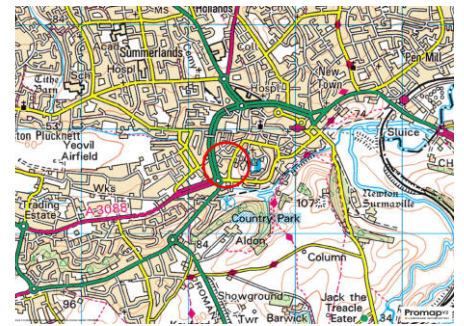
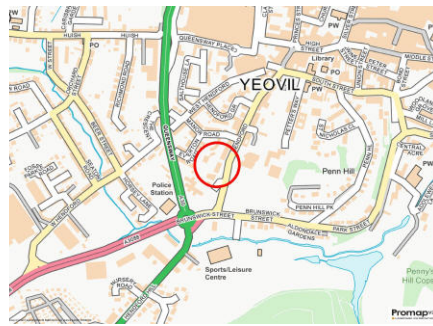
Outside

There is off road parking to the front of the property for three/four vehicles with a shared tarmac entrance driveway.

As the property is listed no EPC is required.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Please Note

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