

FOR SALE



West Hendford, Yeovil

2 Bedroom, 1 Bathroom, Apartment

Asking Price Of £110,000





Ideal first-time home - this great two-bedroom apartment on the first floor of a 1030s house close to Yeovil town centre, Yeovil District Hospital and Leonardo Helicopters.

With plenty of scope to add individual character, this property benefits from a private entrance with stairs rising to the landing, double bedroom, single bedroom, living room, bathroom and kitchen.

- **Ideal Home for First Time Buyer**
- **Great Location**
- **Double Glazing**
- **Gas Central Heating**
- **£100 Service Charge per annum**
- **£20 Ground Rent per annum**
- **100 year leasehold**



ENTRANCE HALL A double glazed front door is shared with the ground floor flat and opens into a small shared hallway.

Wooden and glazed front door leading into Flat B with stairs immediately rising to the first floor landing.
Neutral decor and carpet.

Double glazed window to the side of the property.
Baxi gas boiler mounted high level above the stairs.

SITTING ROOM 12' 9" x 9' 6" (3.9m x 2.9m) Living space with archway into the kitchen adjacent.
Double glazed window to the front.
Neutral walls and carpet.
Radiator.

KITCHEN 6' 6" x 5' 6" (2m x 1.7m) Compact galley kitchen with a range of white units and grey laminate work surface.

Integrated Beko electric oven and Electra 4 ring hob, plus extractor fan.

Space for under-counter fridge.

Neutral decor and tile-effect vinyl flooring.

BEDROOM ONE 10' 2" x 8' 10" (3.1m x 2.7m) Double bedroom with rear aspect double glazed window.

Neutral decor and carpet.

Built-in wardrobe with louvre style doors.

Radiator.

BEDROOM TWO 8' 10" x 5' 10" (2.7m x 1.8m) Single bedroom with front aspect double glazed window.

Neutral decor and carpet.

Built-in cupboard.

Radiator.

BATHROOM with white walls and tiling.

White suite of bath with shower attachment, basin and toilet.

Cream carpet and radiator.

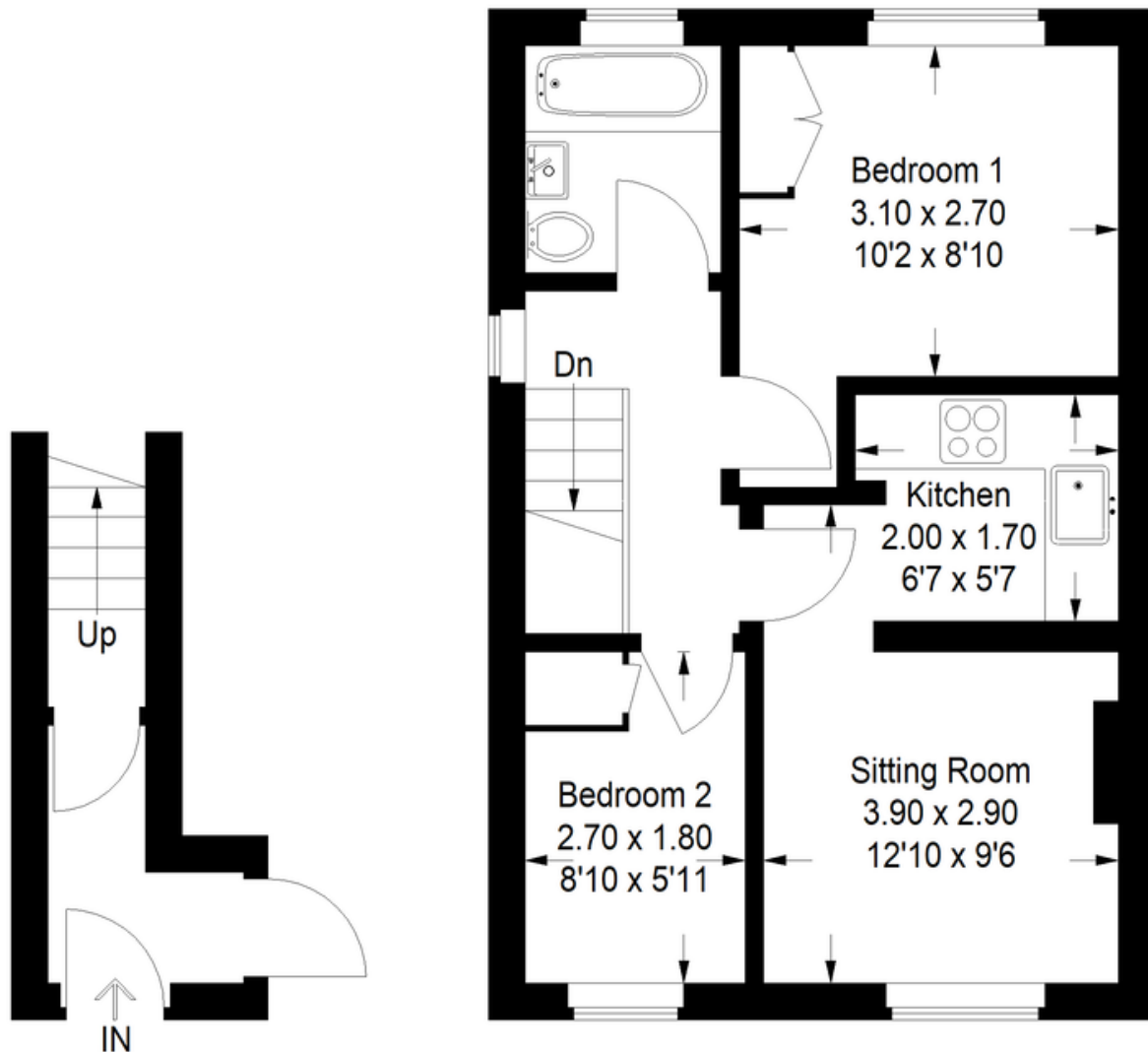
Loft hatch.

Double glazed window to the rear.



133B West Hendford, Yeovil, Somerset, BA20 2AQ

Approximate Gross Internal Area
41.3 sq m / 444 sq ft



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.