



Property Location

Homeville House is sited on Hendford, just to the south of the main town centre but just a 5 minute walk to the shops, cafes and restaurants. Hendford Doctors' Surgery is a couple of doors down, whilst the attractive parkland of Nine Springs Country Park is just beyond the opposite side of the road.

49 Homeville House, Hendford, Yeovil, BA20 1UZ

Approximate Gross Internal Area
44 sq m / 474 sq ft

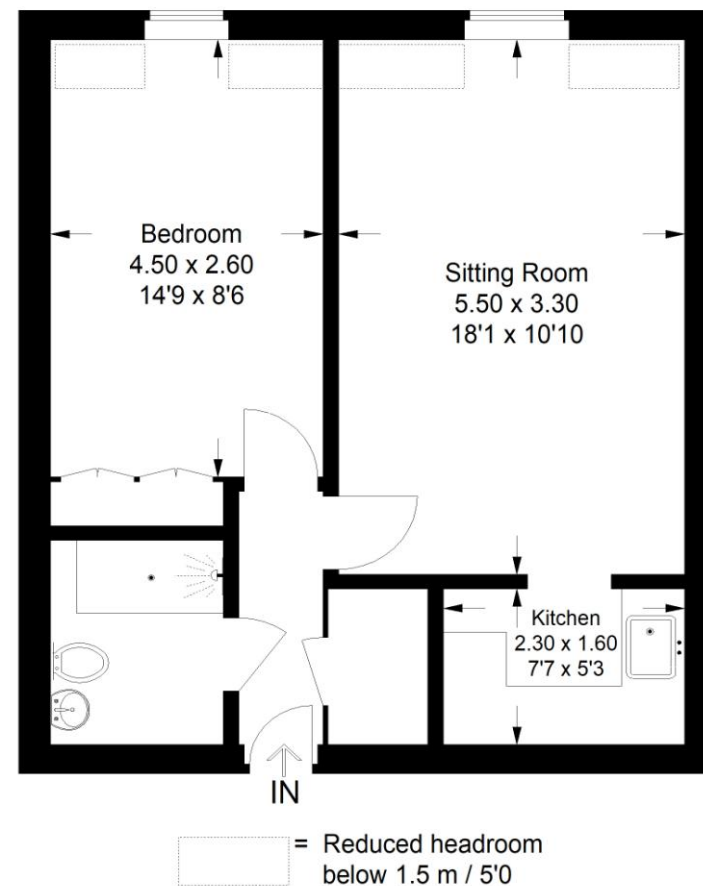


Illustration for identification purposes only,
measurements are approximate,
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to 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 form 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.



Hendford, Yeovil

Asking Price Of £65,000

49 Homeville House
Yeovil
BA20 1UZ

Key features:

- Retirement Apartment
- Top Floor (with Lift)
- Communal Gardens and Facilities
- Close to Town Centre
- Close to Doctors' Surgery
- Close to Yeovil District Hospital
- Council Tax A
- £2,524 pa Service Charge
- £706 pa Ground Rent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Beautifully presented top-floor one-bedroom apartment in the desirable Homeville House building for over 55s, just a stone's throw from Yeovil town centre, Doctors Surgery and the many town amenities. With double bedroom, sitting/dining room, kitchen and bathroom, there is plenty of built-in storage plus full access to a communal lounge and laundry room on the ground floor and lift access to all floors. The House has an active community and a manager that organizes social events and optional trips.

ENTRANCE HALL Wooden front door leading from communal landing. Entrance hall with doors leading to the bathroom, bedroom and sitting/dining room plus large built in storage cupboard. Cupboard housing hot water tank and electrical consumer unit. Neutral carpet and white walls.

SITTING/DINING ROOM 18' 0" x 10' 9" (5.5m x 3.3m) Good sized reception room with space for both seating and dining areas depending on configuration. Double glazed window to the front of the building. Neutral carpet and white walls. Attractive feature electric fire place. Archway leading to kitchen.

KITCHEN 7' 6" x 5' 2" (2.3m x 1.6m) Smart modern kitchen with white units and wooden laminate work surface. White wall tiling and tile-effect vinyl flooring. Appliance space for fridge-freezer.

BEDROOM 14' 9" x 8' 6" (4.5m x 2.6m) Good sized double bedroom with built in wardrobes and cupboards. Double glazed window to the front. Neutral carpet and white walls.

BATHROOM Attractive modern bathroom with white suite of toilet, pedestal basin and large shower enclosure. White and grey wall tiles with tile-effect vinyl flooring. White heated towel rail and Dimplex wall heater. Extractor fan.

