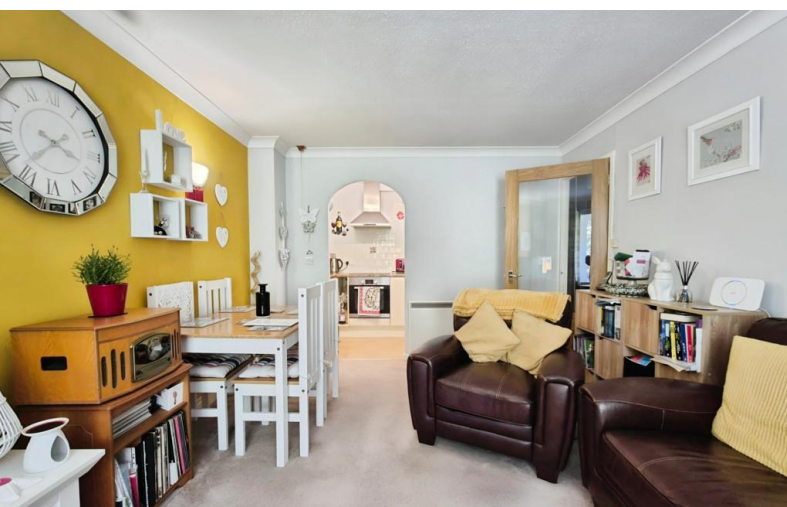


FOR SALE



Hendford, Yeovil

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £65,000



- Over 60s
- Community Spirited Development
- Communal Areas
- Lift
- Modern Fitted Kitchen
- Plenty of Storage
- Close to Town Centre
- 57 Year Lease

This one-bedroom first-floor retirement apartment is located in the popular Homeville House, a 5-minute walk from Yeovil town centre. The flat is light and airy with a sunny aspect looking towards Yeovil Country Park and the Octagon Theatre

The building offers a communal laundry room and lounge, a car park for residents and a shared garden. There are regular community events such as games nights and coffee mornings.

The building also has a lift for easy access, whilst there is a home manager on site during office hours.

ENTRANCE HALL The front door from communal landing opens into a welcoming hallway with oak doors leading to the bathroom, bedroom, sitting room and a large storage cupboard.

Neutral carpet and decor.

Cupboard housing the electrical consumer unit and plenty of storage space for coats, shoes etc.

SITTING/DINING ROOM 15' 1" x 10' 5" (4.6m x 3.2m)

Good sized and attractive sitting room with space for small dining table too if desired.

Bay window to the front with views over Penn Hill.

Neutral carpet and decor.

Electric storage heater.

Archway to kitchen.

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



KITCHEN 7' 4" x 5' 6" (2.25m x 1.7m) Modern kitchen with cream units and a marble effect laminate work surface.
Wood-effect vinyl flooring, cream wall tiles and white paintwork. Fitted electric oven and hob with extractor fan. Space for fridge-freezer.

BEDROOM 11' 9" x 8' 6" (3.6m x 2.6m) Double bedroom with double glazed window to the front. Good sized fitted wardrobes.
Neutral carpet and decor with a feature wallpaper. Electric storage heater.

BATHROOM With white suite of toilet and basin set in fitted bathroom furniture providing useful cupboard and surface space.
Shower cubicle with electric shower.
Wood-effect vinyl flooring and light grey wall tiles.
Extractor fan.

GARDENS There are communal gardens to the side and rear providing a pleasant outside area for residents to sit and enjoy the fresh air.

COMMUNAL AREAS Homeville House benefits from a laundry room plus communal sitting room.
An in-house manager is in attendance with office on ground floor.
There is a lift providing easy access to all floors.



**19 Homeville House, Hendford,
Yeovil, BA20 1UZ**

Approximate Gross Internal Area = 40.2 sq m / 433 sq ft

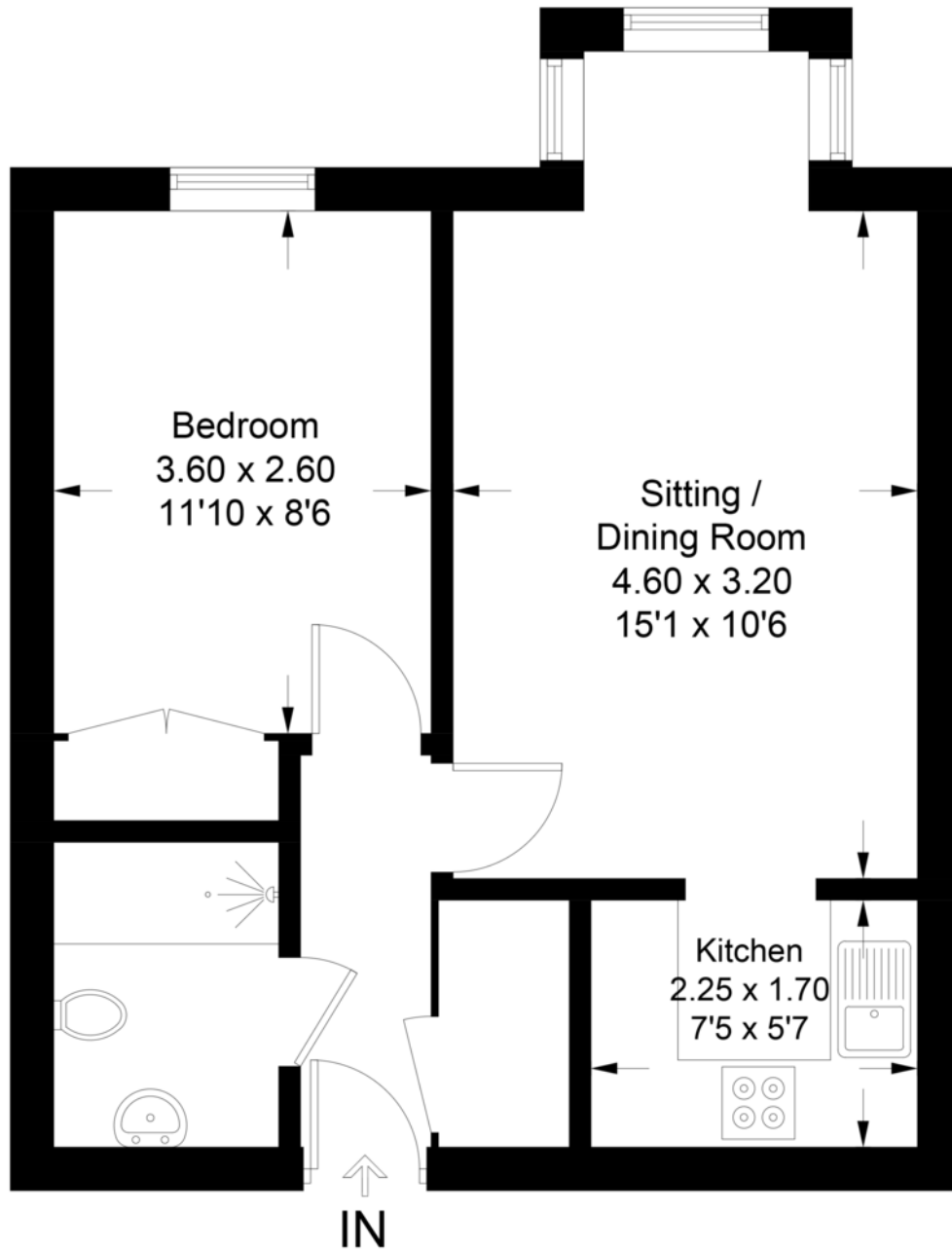


Illustration for identification purposes only, measurements are approximate,
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to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