



Connells

Hendford Springs Hendford
Hendford Yeovil

Hendford Springs Hendford Hendford Yeovil BA20 1UW

for sale offers over
£140,000



Property Description

This very well-presented two-bedroom ground floor apartment offers modern and stylish accommodation throughout, having been comprehensively refurbished and used only occasionally since, leaving the property in immaculate, near-original condition. The property is ideal for first-time buyers, downsizers, sharers or investors, benefiting from spacious and light-filled rooms, contemporary high quality fixtures and fittings, and allocated parking.

The accommodation comprises a welcoming entrance hall with useful storage, a bright lounge/diner opening through an archway to a well-appointed kitchen with Silestone Quartz worktops and integrated appliances, two double bedrooms - including an ensuite shower room to the main bedroom - and a family bathroom. Double glazed sash windows and electric heating are found throughout the property.

Externally, the apartment benefits from one allocated parking space. Conveniently positioned close to Yeovil Town Centre and presented in excellent decorative order, this attractive home offers comfortable, low-maintenance living ready to be enjoyed from day one.

Entrance Hall

Entered via the communal entrance, the welcoming hallway provides access to all principal accommodation. A useful utility room houses the hot water tank and offers space and plumbing for a washing machine, with an extractor fan also fitted. There is also a large under stairs cupboard for further storage. Panel heater and intercom entrance system.

Lounge / Diner

A bright and inviting reception room featuring double glazed sash windows to the front aspect with fitted blinds, allowing plenty of natural light to flow through. The room offers ample space for both living and dining furniture, benefits from an electric radiator, and opens through an attractive archway into the kitchen.

Kitchen

Fitted with a modern range of wall and base units with Silestone Quartz work surfaces over and an integrated stainless steel sink and drainer. Integrated appliances include a low-level fridge, freezer, slimline dishwasher, and a Neff oven with electric hob and cooker hood over. A double glazed sash window to the side aspect provides natural light, while under-cabinet spotlights enhance the contemporary feel.

Bedroom One

A well-proportioned double bedroom featuring a double glazed sash window to the front aspect with fitted blinds and an electric radiator.

En-Suite

Beautifully appointed with a walk in shower, complemented by tiled splashback surrounds. The suite comprises a vanity wash hand basin, low-level WC, heated towel rail and extractor fan.

Bedroom Two

A versatile second double bedroom with a double glazed sash window to the side aspect and an electric panel radiator, ideal as a guest room, large home office or children's bedroom.

Bathroom

Beautifully appointed with a panel-enclosed bath and shower over, complemented by tiled splashback surrounds. The suite comprises a vanity wash hand basin, low-level WC, heated towel rail and extractor fan.

Outside

Parking

The property benefits from one allocated parking space, providing convenient off-road parking for residents.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Leasehold Information - 999 Year lease from 1st July 2017. There is a share of freehold within this lease.

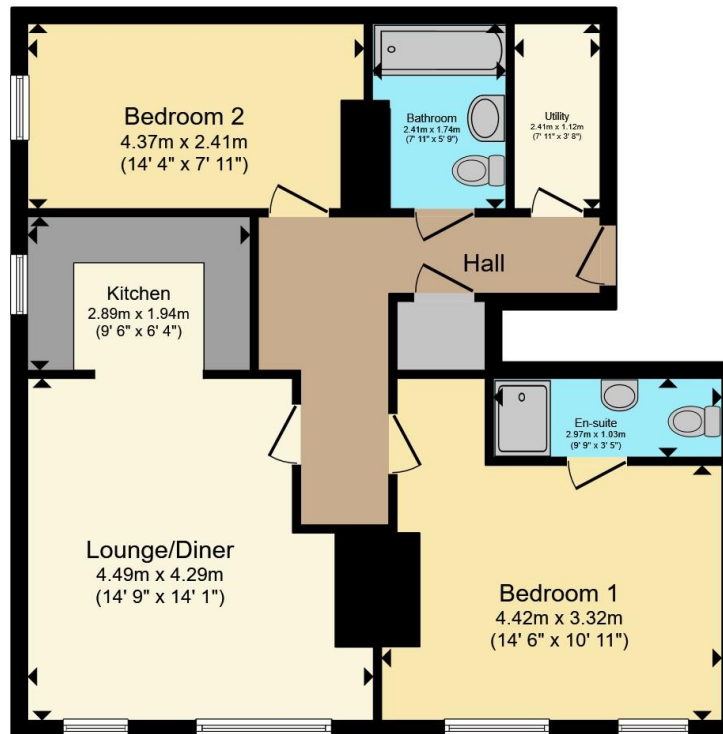
Council Tax is Band B.

Services: Mains water and drainage, electricity.









Total floor area 72.7 m² (783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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1-3 Princes Street
 YEOVIL BA20 1EW

EPC Rating: E Council Tax
 Band: B

Service Charge:
 2028.80

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/YOV314440

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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