



Property Location

This one-bedroom first-floor apartment is situated in the peaceful village of Stoford. The village has a local pub and Primary School. The market town of Yeovil is a short drive away and offers plenty of shops, restaurants and a cinema. Yeovil Junction railway station is a short walk away and provides quick routes to London and Exeter.

15 Yeo Valley, Stoford, BA22 9UX

Approximate Gross Internal Area = 34.1 sq m / 367 sq ft

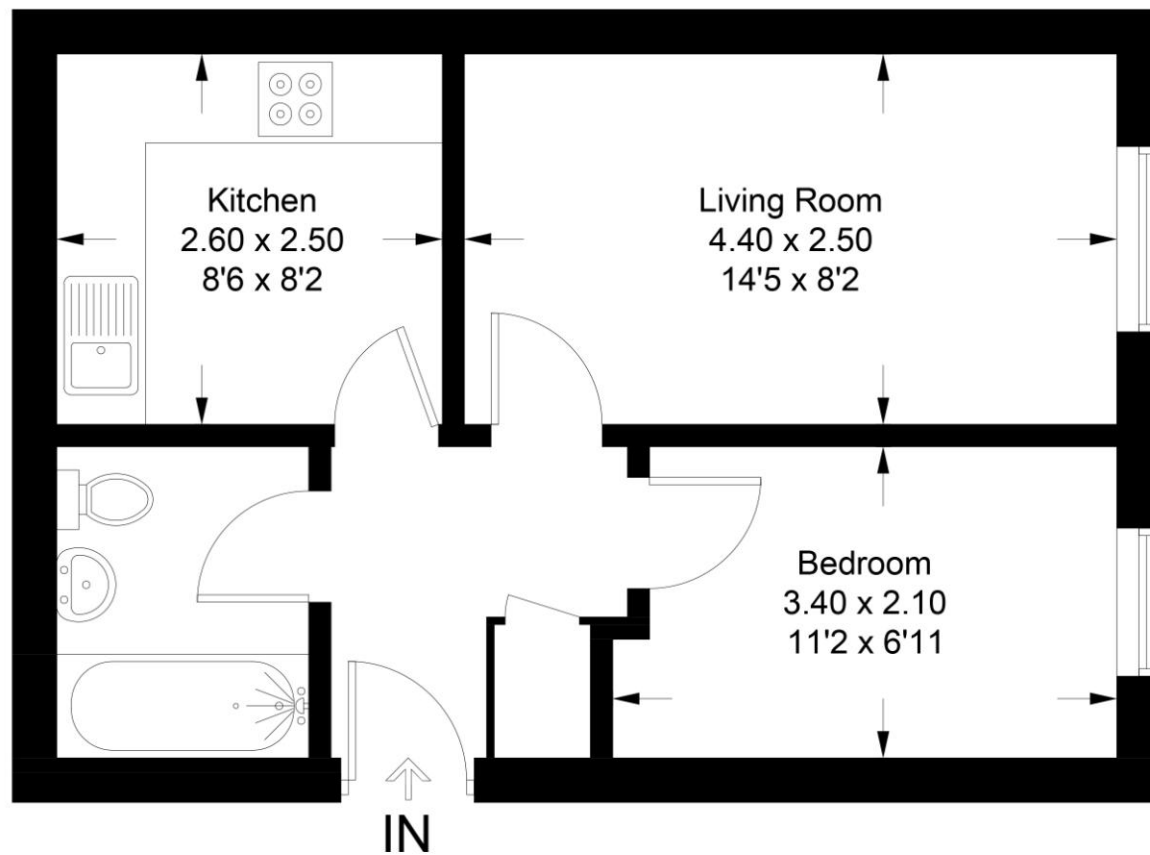


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323969)



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.

Yeo Valley, Stoford

Offers In Region Of £100,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>





15 Yeo Valley
Yeovil
BA22 9UX

Key features:

- One Bedroom First-Floor Apartment
- Modern Complex
- No Forward Chain
- Allocated Parking Space
- Easy Rail Links to London and Exeter
- Village Setting
- Close to Yeovil Town Centre
- Visitor Parking Available
- 972 Years on the Lease



Why you'll like it

This beautifully presented one-bedroom first-floor apartment forms part of the popular Yeo Valley complex situated in the village of Stoford, just outside of Yeovil. The property features a sitting room, kitchen/diner, bedroom, bathroom and one allocated parking space. Perfect for first-time buyers. Being sold with no onward chain, viewing is highly recommended.

COMMUNAL ENTRANCE: Secure communal entrance providing access to the stairwell which rises to the first and second floors.

ENTRANCE HALL: Upon entering the flat you are welcomed into the entrance hall which provides access to the sitting room, kitchen, bedroom, bathroom and the airing cupboard. The hall has neutrally decorated walls and has grey carpet. One radiator.

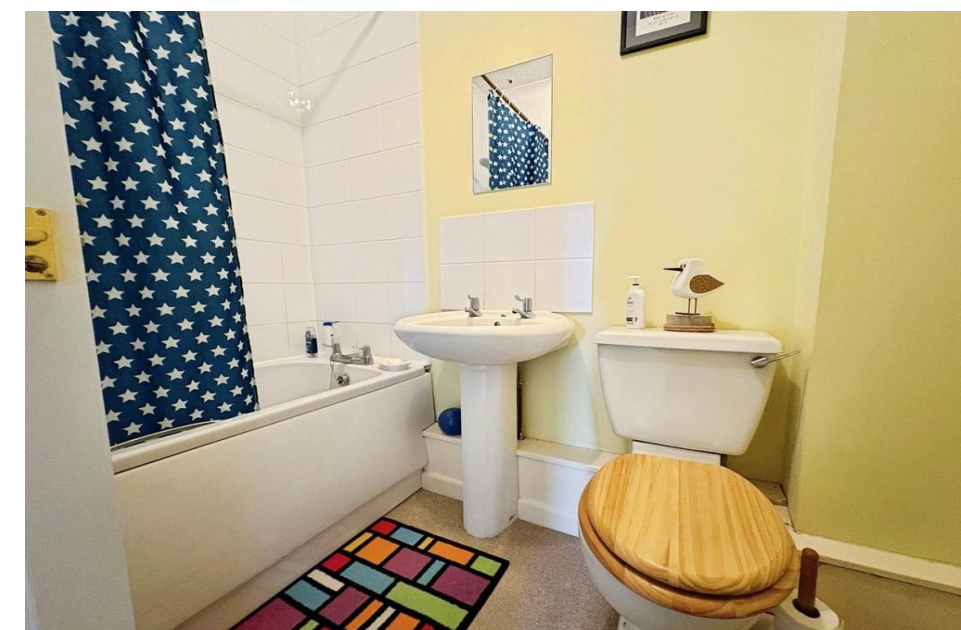
SITTING ROOM 14' 5" x 8' 2" (4.4m x 2.5m) A generous sitting room with a large double-glazed window to the front of the property. Neutrally decorated walls and grey carpet. One radiator.

KITCHEN/DINER 8' 6" x 8' 2" (2.6m x 2.5m) The kitchen is fitted with a mixture of wooden cabinets and drawers. White laminate work surfaces with an inset stainless-steel basin and drainer. Integrated electric oven, hob and cooker hood above. Space for freestanding fridge/freezer and under counter washing machine. White tiled splashguards and tiled effect vinyl flooring.

BEDROOM 11' 1" x 6' 10" (3.4m x 2.1m) A spacious single bedroom with a double-glazed window to the front of the property. Neutrally decorated walls and grey carpet. One radiator.

BATHROOM 6' 10" x 5' 6" (2.1m x 1.7m) A modern bathroom complete with a three-piece suite comprising of a white w/c, hand basin and bathtub with fitted shower unit above. Partial white tiled walls and carpet flooring.

OUTSIDE: To the front of the property is one allocated parking space. There are ample visitor parking bays nearby.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

