



**Wyndham Court, Yeovil, BA21 4HB**

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**welcome to**

## **Wyndham Court, Yeovil**

A desirable over 55's development located in a secluded position with views overlooking fields to the side. This two bedroom apartment offers good size reception and bedroom accommodation, with the added benefit of a 24 hour careline and communal facilities.



## Entrance

Secure entry system. Stairs and lifts rising to all floors.

## Entrance Hall

Telecom entry system. Two storage cupboards. Coving to the ceiling. Storage heater. Doors opening into:

## Living/ Dining Area

22' 7" x 11' (6.88m x 3.35m)

Double glazed window. Feature fireplace with electric fire inset. Coving to the ceiling. Storage heater.

Double doors opening into:

## Kitchen

8' 9" x 4' 8" (2.67m x 1.42m)

Double glazed window. A range of fitted wall, base and drawer units with work surface over, complementary tiled surround and under unit lighting. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over. Integrated eye level electric oven. Integrated fridge. Coving to the ceiling.

## Bedroom One

15' 8" x 9' 5" (4.78m x 2.87m)

Double glazed window. Built in wardrobe. Space for free standing furniture. Storage heater.

## Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m)

Double glazed window. Space for free standing furniture. Storage heater.

## Bathroom

Suite comprising enclosed bath with shower over.

Wash hand basin inset to vanity unit. Low level WC.

Tiled walls. Extractor fan. Wall heater.

## Communal Grounds

The communal grounds are maintained in excellent order, offering numerous seating areas and a raised terrace accessed from the communal residents lounge.

## Parking

Communal car park for residents. The parking is not allocated.

## Communal Facilities

The facilities available with the apartment include the residents lounge with kitchen, laundry room, guest suite, which can be booked in advance, and a range of different activities that are organised by the residents and house manager.



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.focalagent.com](http://www.focalagent.com)



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## Wyndham Court, Yeovil

- Over 55's Retirement Development
- Two Double Bedrooms
- Fitted Kitchen
- Communal Grounds & Parking
- 24 Hour Careline

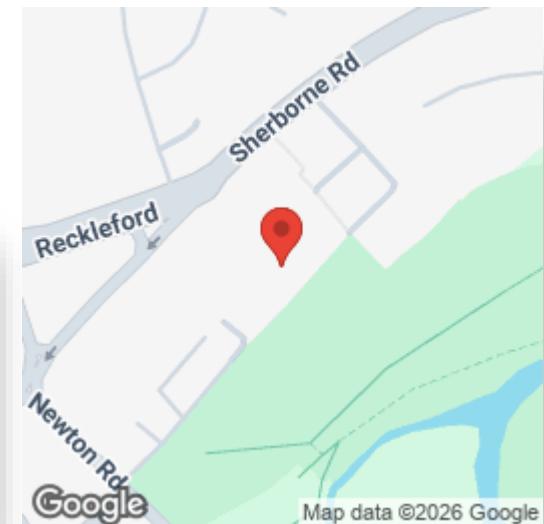
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£97,500**



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