



FOR SALE

Shepherd Court, Yeovil, BA21 3FZ

£227,500



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Nestled in the highly sought-after Brimsmore area, north of Yeovil, this exquisitely presented top-floor, two-bedroom luxury apartment boasts bright and spacious rooms, an en-suite shower room, and two allocated parking spaces.

The accommodation begins with an inviting entrance hall featuring several storage cupboards. It leads to a generous, open-plan lounge/diner that seamlessly transitions into a well-equipped, modern kitchen.

The apartment includes two bedrooms, with the master bedroom offering its own private en-suite.

For those seeking comfort, high-quality construction, and a prime location, an early viewing is highly recommended to fully appreciate all that this delightful apartment has to offer.

£227,500



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir. This home benefits from easy access to local shops, town, schools and the local bus service. There are active community groups in the area.

Communal Access and Entrance Hallway

Stairs: Access to all flats. Communal Storage
Cupboard: Available for shared use. Apartment Entry Hallway: Double
Cupboard: Houses meters, ventilation system, Wi-Fi outlet, spotlights, and phone entry system. Carpeted with a radiator and additional storage cupboard.
Doors: Leading to various rooms within the apartment. This apartment offers a blend of modern amenities and practical features, making it an ideal choice for comfortable living.

Living Space

Living Area: Open-plan with four side-aspect double-glazed sash windows. The living/dining area is carpeted and features three wall radiators.
Kitchen: Fitted with a range of wall and base units, complemented by worktops. Integrated appliances include an induction hob with extractor, double oven with microwave, washer/dryer, dishwasher, and

fridge/freezer. The kitchen is illuminated by spotlights and has a tiled floor.

Master Bedroom: Side-aspect double-glazed sash window, double built-in wardrobe, carpeted floor, and wall radiator. Includes an en-suite.

En-suite: Walk-in shower, wall-hung wash hand basin with vanity unit, wall-hung WC, inset bathroom cabinet with mirrored door and light, extractor fan, fully tiled walls, tiled floor, and chrome heated towel rail.

Bedroom 2: Side-aspect double-glazed sash window, carpeted floor, and wall radiator.

Bathroom: Bathroom: Includes a bath with overhead shower, wall-hung basin and WC, mirrored cabinet with light, fully tiled walls and floor, extractor fan, and chrome heated towel rail.

Parking

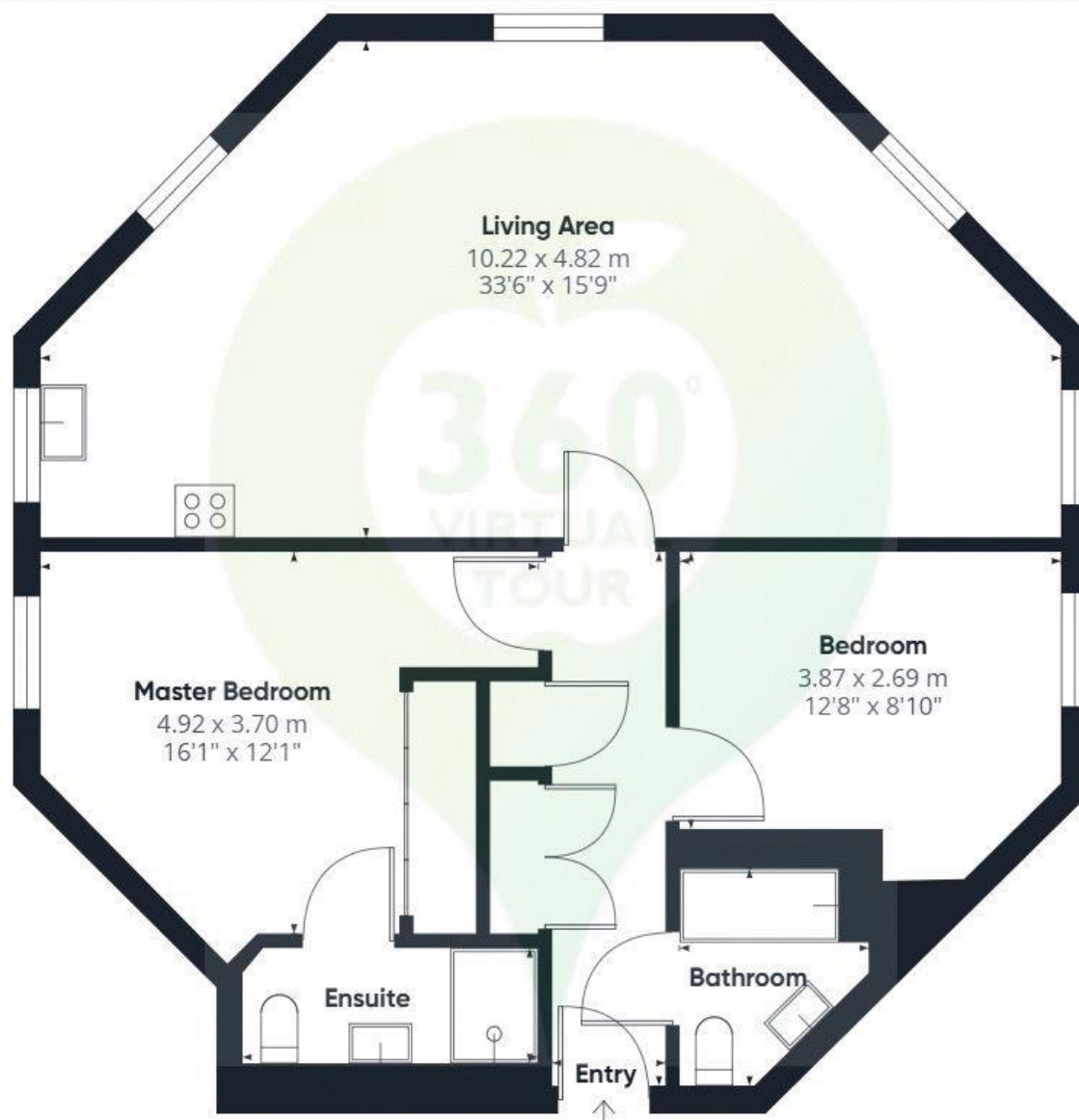
There are two allocated parking spaces within an enclosed courtyard area.

Material Information

- Leasehold Apartment
- Council Tax Band: B
- EPC Rating: B
- Leasehold: 994 years approx
- Ground Rent & Service Charge: £1,300/Annum
- Mains Gas, Water, Drainage and Electricity
- Gas Combi Boiler, last serviced September 2024
- Electric Certificate: March 2020
- New build from 2020
- Two Allocated Off Road Parking Spaces
- Flood Zone: 1 - Low risk of flooding from rivers and sea
- Ofcom: Ultra Fast available 1800Mbps

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate total area⁽¹⁾

81.51 m²
877.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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