

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



Flat 24, Court Ash, Yeovil, Somerset BA20 1HG

£170,000

Towers Wills offer an opportunity to purchase a unique, stylish must view loft apartment! The property is situated on the fourth floor within this exclusive development and benefits from lift access. Briefly comprising, hall, kitchen/diner/lounge open plan, two bedrooms, master en suite, bathroom, allocated parking and garage. With NO ONWARD chain early viewing is advised.

Accommodation:

Entrance door leading into the hall.

Hall
With intercom system, electric heater, cupboard housing the washing machine and laminate flooring.

Kitchen/lounge/Dining Room 4.69m (15'04") x 4.87m (15'11")
The kitchen is fitted with patterned worktops and white doors with a range of units. A four ring electric hob with oven under and concealed extractor hood over, integral fridge/freezer and integral dishwasher. With two windows outlook to the front, electric heater, TV point and laminate flooring.

Bedroom One 2.92m (9'06") x 3.53m (11'06") plus entrance recess
With window outlook to the front, electric heater, built in wardrobe and TV point.

En suite 1.50m (4'11") x 1.57m (5'01")
Fitted with corner shower, WC, wash hand basin vanity unit with mixer tap and double cupboard under, fully tiled, recess lighting, extractor fan and window with outlook to the front.

Bedroom Two 2.20m (7'02") x 3.60m (11'09")
With window outlook to the front, electric heater and laminate flooring.

Bathroom 1.27m (4'02") x 1.88m (6'02")
A white suite with panel bath, mixer tap, shower attachment, shower over and side screen WC, wash hand basin vanity unit, double cupboard under, fully tiled, recess lighting and extractor fan.

Parking
There is allocated parking space for one vehicle.

Garage
With up and over door, light and power connected.

Situation:

The development is sited within the town centre of Yeovil, the properties lie in the back drop of St Johns Church and only a couple of minutes (100m) from the doors of Marks and Spencer's and the Quedam Shopping Centre. There is a popular Leisure complex towards the lower end of the town, where you will find the newly opened Beefeater Restaurant and Premier Inn, along with various other restaurants, a multi-screen cinema, a ten pin bowling alley and an acclaimed gym with a health centre.

The beautiful Nine Springs Country Park is close by, which is a 127 acre park in the middle of the town, incorporating an abundance of small rivers, lakes, waterfalls, grassland, country trails and walks. There is also a large

Key Features

- Top floor flat
- Two good size bedrooms
- Master En Suite
- Garage and Parking
- In the heart of the town centre
- Walking Distance of Yeovil District Hospital
- Lift access
- **NO ONWARD CHAIN**

Contact Us

Towers Wills Estate Agents - Yeovil
114, Hendford Hill
Yeovil
Somerset
BA202RF
T: 01935 577032
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

woodland and children's play area.

The town of Yeovil offers two mainline rail stations at Junction and Penn Mill. There are excellent shopping, business and cultural facilities; three supermarkets as well as schools from primary through to secondary and a college within easy reach. Regular buses run within the town and to neighbouring towns and villages.

Agents Note:

We have been made aware by the owner of the following lease details:

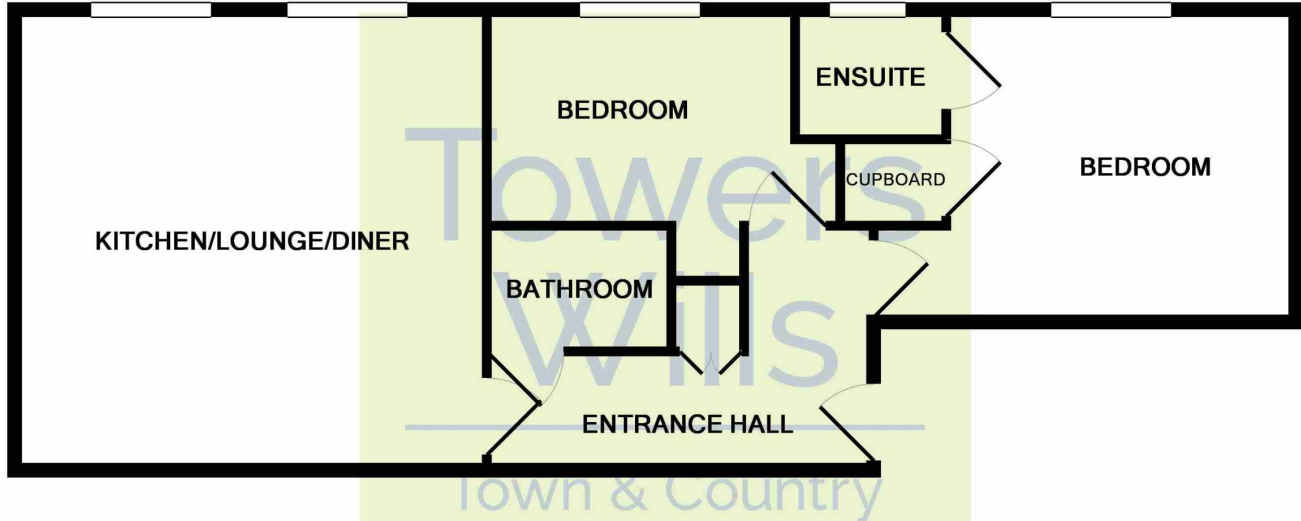
Lease length: 115 year remaining

Ground rent: £339.84 per annum

Service charge: £65.00 per month



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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