



Connells

Wyndham Court
Yeovil



Property Description

SOLD WITH NO CHAIN! This development benefits from having a part time house manager, guest suite for visitors, dedicated laundry room, lift access to all floors, communal social areas as well as a Careline. The apartment itself has been decorated to a high standard throughout by the current owner, taking advantage of its position and the natural light as well as added new high energy efficiency electric radiators. The lounge offers space to relax in addition to a dedicated dining area and adjoining is the well-equipped kitchen. The double bedroom features a fitted wardrobe and the bathroom is equipped with a shower. Residents and guest can also enjoy the communal gardens that wrap around the development and there is secure onsite parking for residents.

Entrance Hall

Entrance hall with front entrance door, night storage heater, two useful storage cupboards, and an intercom system providing secure access.

Lounge/Diner

16' 8" max x 19' 5" max (5.08m max x 5.92m max)

Lounge/diner featuring double-glazed windows to the side and rear, an electric fireplace creating a cosy focal point, and a storage heater for added comfort.



Kitchen

5' 8" max x 9' max (1.73m max x 2.74m max)

Modern kitchen fitted with a range of wall and base units, electric oven and hob, integrated fridge and freezer, and a stainless-steel sink with drainer. Finished with part tiling and a double-glazed window to the rear providing natural light.



Bedroom One

15' 6" max x 11' 5" + wardrobes (4.72m max x 3.48m + wardrobes)

Bedroom One featuring a double-glazed window to the rear, night storage heater, and built-in wardrobes providing ample storage space.

Shower Room

Shower room fitted with a shower enclosure, wash hand basin, and WC, complemented by part tiling for a clean, modern finish.

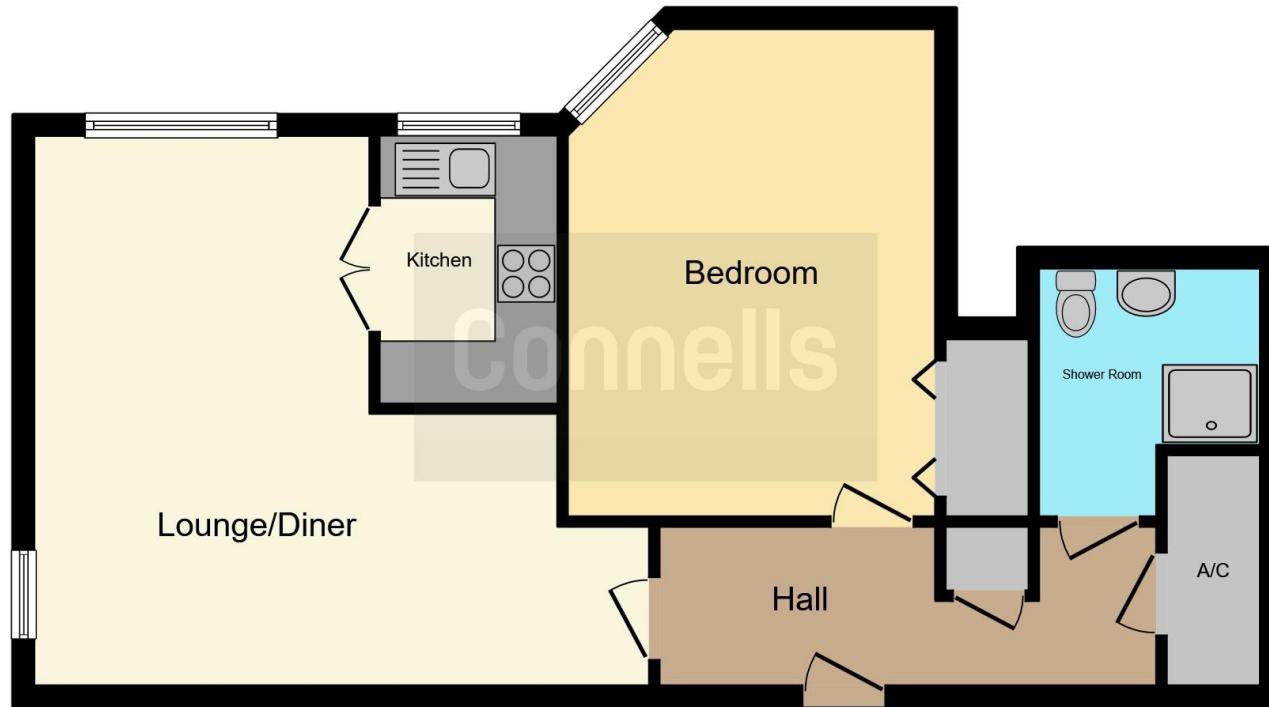
Parking

Secure gated parking located at the front of the development which is available on a first come first serve basis.









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

To view this property please contact Connells on

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1-3 Princes Street
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EPC Rating: C
 Council Tax
 Band: D

Service Charge:
 2012.00

Ground Rent:
 395.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/YOV313853](http://www.connells.co.uk/Property/YOV313853)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. 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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