



Property Location

Located on the western side of Yeovil in the popular Houndstone/Brympton area, Hawks Rise is within easy reach of local shops and employment centres plus Yeovil town centre with its many amenities including District Hospital, cinema and shopping centre.

68 Hawks Rise, Yeovil, BA22 8XT

Approximate Gross Internal Area = 82.1 sq m / 884 sq ft

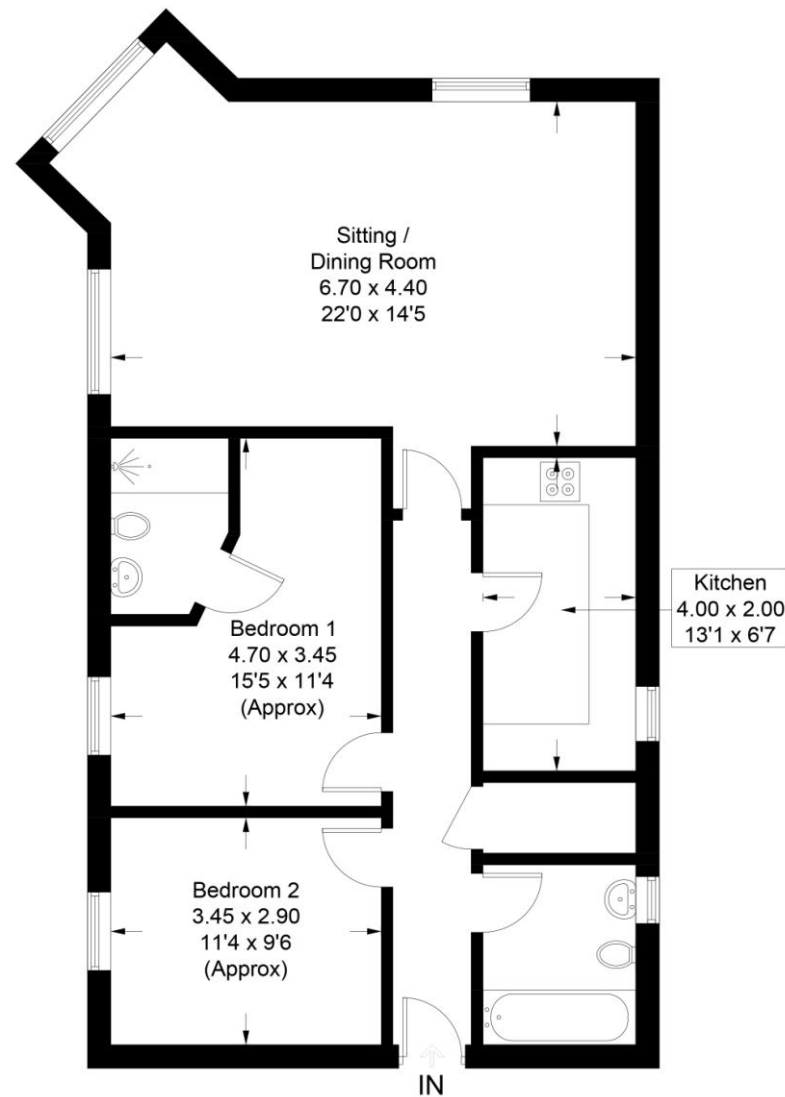


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301839)



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.



Hawks Rise, Yeovil

Asking Price Of £150,000

68 Hawks Rise
Somerset
BA22 8XT

Key features:

- Quiet Residential Area
- Modern Presentation Throughout
- Master Bedroom En-suite
- First Floor
- Allocated Parking
- Close to Local Transport Routes
- Under Floor Heating (electric)
- £2100pa Service/Block Charges



Why you'll like it

Attention first time buyers! This is a spacious 2-bed, 2-bath 2nd first-floor apartment in a quiet residential area to the west of Yeovil. Benefitting from under-floor heating throughout with modern fixtures and fittings, this light and airy apartment offers the epitome of professional executive living. The property comes with one allocated parking space and is within easy reach of local employment centres plus major transport routes.

ENTRANCE HALL Private front door opening into a central hallway with doors leading to all rooms. White walls and cream carpet with underfloor heating. Intercom telephone (for remote entry system). Large storage cupboard.

KITCHEN 13' 1" x 6' 6" (4m x 2m) Modern kitchen with fitted wood-laminate units and black work top with white tiling. Cream vinyl flooring with under-floor heating. Double glazed window. Integrated oven, hob, extractor fan and fridge freezer. Space for washing machine.

SITTING/DINING ROOM 21' 11" x 14' 5" (6.7m x 4.4m) Spacious and airy living space with plenty of room for both seating and dining areas.

Three double glazed windows to two aspects. Cream carpet with underfloor heating and white walls.

BEDROOM ONE 15' 5" x 11' 3" (4.7m x 3.45m) Good sized double bedroom with en suite shower room. Double glazed window. White walls and cream carpet with under floor heating.

ENSUITE Shower room with white pedestal basin, toilet and shower enclosure. Cream carpet with under floor heating and white walls with white tiling. Extractor fan.

BEDROOM TWO 9' 6" x 11' 3" (2.9m x 3.45m) Double bedroom. Double glazed window. White walls and cream carpet with under floor heating.

BATHROOM With white suite of pedestal basin, toilet and bath. Cream carpet with under floor heating, white walls and tiling. Double glazed window and extractor fan.

COMMUNAL AREAS The block has entrances to the front and rear of the building. The parking is to the rear of the block. The communal hallways and stairs are well-maintained.

PARKING There is one allocated parking space to the rear of the block.



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

