



## 9, Eagle Close, Ilchester, Yeovil, Somerset BA22 8JY

**Offers Over £100,000**

Towers Wills are delighted to offer to market this well cared for two bedroom first floor apartment, situated in the heart of the popular village of Ilchester, close to local amenities, schools, and transport links. The property offers spacious accommodation with two double bedrooms, lounge/diner, modern kitchen, bathroom, and a useful utility/garden room. Further benefits include a brick-built storage shed, gas central heating, and secondary glazing. An excellent opportunity for first-time buyers, downsizers, or buy-to-let investors alike.

Accommodation:

Entrance Hall

Entrance door to front, radiator, and storage cupboard.

Lounge/Diner – 3.64m x 4.23m

Single glazed window to front with secondary glazing, radiator, and gas fireplace.

Kitchen – 2.71m x 3.96m

Fitted with a modern range of units, one bowl sink/drainер, integrated gas hob with extractor hood over, integrated electric oven, space for under-counter fridge and freezer, wall-mounted gas boiler (installed approx. 1 year ago), and double glazed window to rear. Agents Note: kitchen was fitted approx. 3 years ago.

Utility/Garden Room – 2.13m max x 2.09m max

With space and plumbing for washing machine, built-in cupboard with space for fridge/freezer, double glazed window to rear, and door to communal stairwell.

Bathroom

Suite comprising bath with shower over, wash hand basin, WC, radiator, and double glazed window to rear.

Bedroom One – 3.63m x 3.56m

Double bedroom with single glazed window to front (with secondary glazing), radiator, and built-in wardrobe.

Bedroom Two – 2.71m max x 3.23m max

Double bedroom with single glazed window to rear (with secondary glazing), radiator, and built-in wardrobe.

Outside:

The property benefits from a useful brick-built storage shed.

Lease Information:

Towers Wills have been advised by our vendor of the following:

- Lease length: 125 years from December 2000
- Service charge/ground rent: approx. £107 per calendar month

A superb opportunity to purchase a spacious two bedroom apartment in this desirable village location – early viewing is advised.

Key Features

- Two Double Bedrooms with Built-in Wardrobes
- Modern Kitchen (fitted approx. 3 years ago)
- Utility/Garden Room
- Gas Boiler Installed Approx. 1 Year Ago
- Brick-Built Storage Shed
- Popular Village Location

Contact Us

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Energy Efficiency

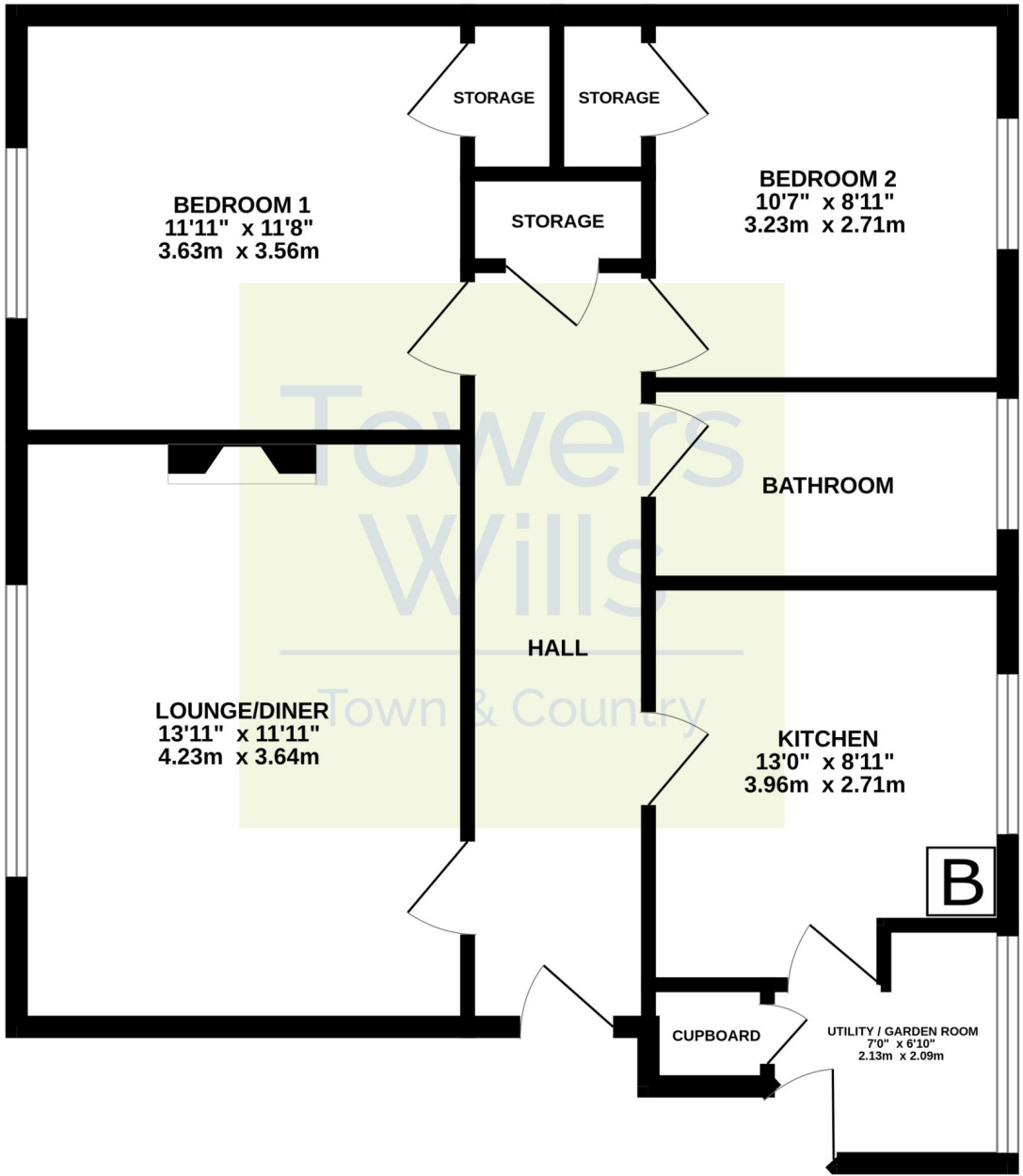
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Floor Plan

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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