



**Vanguard Court, Ritchie Road, Houndstone, Yeovil, BA22 8SH**

**welcome to**

**Vanguard Court, Ritchie Road, Houndstone, Yeovil**

A one bedroom first floor apartment, offered for sale with no onward chain, situated within the sought after Houndstone Development and close to many local amenities. Ideal first time buy/investment opportunity!!!





### Communal Entrance

Secure door to the front with stairs rising to all floors.  
The apartment can be found on the first floor.

### Apartment Entrance

Airing cupboard. Access to the loft space.

### Lounge/Diner

13' 6" x 9' 10" ( 4.11m x 3.00m )

Double glazed window. Aerial point. Storage heater.  
Opening into:

### Fitted Kitchen

9' 9" x 5' 8" ( 2.97m x 1.73m )

Double glazed window. A range of fitted base units  
with work surface over and complementary surround.  
Single bowl stainless steel sink and drainer. Space for  
free standing electric cooker. Plumbing for washing  
machine. Space for fridge/freezer. Breakfast bar.  
Pantry cupboard.

### Bedroom

10' 7" x 9' 3" ( 3.23m x 2.82m )

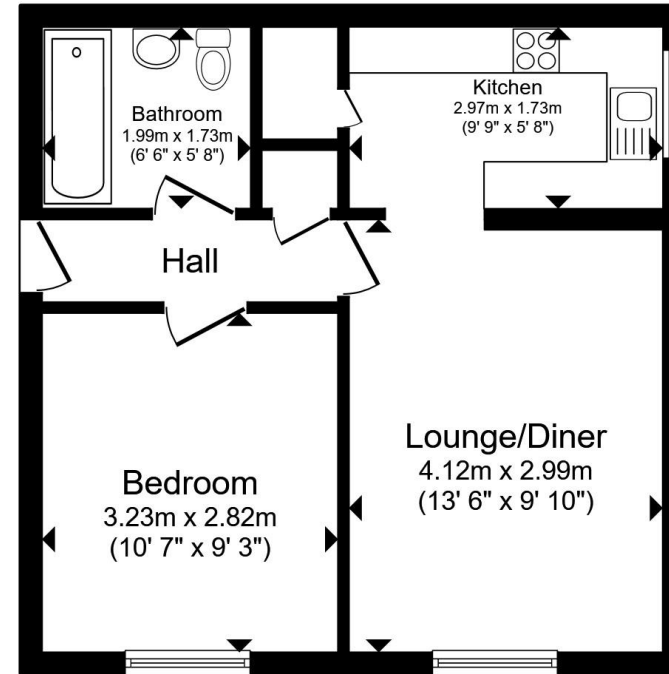
Double glazed window. Space for free standing  
cooker. Panel heater.

### Bathroom

Suite comprising enclosed bath with mixer tap and  
shower attachment, wash hand basin and WC.  
Extractor fan.

### Parking

There is one allocated parking space.



Total floor area 35.2 m<sup>2</sup> (379 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

 fox & sons



***view this property online*** [fox-and-sons.co.uk/Property/YEO108759](http://fox-and-sons.co.uk/Property/YEO108759)



**welcome to**

## **Vanguard Court, Ritchie Road, Houndstone, Yeovil**

- First Floor Apartment
- Double Bedroom
- Allocated Parking Space
- Sought After Location
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £110,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/YEO108759](https://fox-and-sons.co.uk/Property/YEO108759)



Property Ref:  
YEO108759 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**01935 412100**



[Yeovil@fox-and-sons.co.uk](mailto:Yeovil@fox-and-sons.co.uk)



14 Princes Street, YEOVIL, Somerset, BA20 1EW



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**