



Symonds
& Sampson

Chudleigh Mill

Sherborne Road, Yeovil,

Chudleigh Mill

Sherborne Road
Yeovil
BA21 5BJ



- Superb Penthouse Apartment
- Parking & Communal Gardens
- Close to Town Centre and Train Station
- Juliette Balcony Overlooking Chudleigh Mill
 - Viewing Advised



Guide Price **£167,500**

Leasehold

Yeovil Sales
01935 423526
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THE DWELLING

A superb penthouse apartment presented for sale in excellent decorative order and benefitting from gas central heating and uPVC double glazing.

ACCOMMODATION

The property is accessed via a communal entrance hall with an intercom and staircase to the second floor. An entrance door leads to the good-sized sitting room with bi-fold doors and a Juliette balcony overlooking Chudleigh Mill and the river.

There is an attractive kitchen area with a comprehensive range of fitted units with black marble effect worktops and cream doors. Fitted appliances included an automatic washing machine, dishwasher, stainless steel four-ring hob with hood over, fridge and freezer and a stainless steel oven. There is timber effect flooring, wall tiling and a comprehensive range of wall cupboards and base units with drawers and cupboards under.

There are two double bedrooms, with the larger having an en suite shower room and an attractive bathroom with a contemporary white suite.

OUTSIDE

To the front of the property is a pleasant seating area

where one can enjoy the evening sun and observe the abundance of wildlife that lives at the mill, including multiple species of fish, herons, otters, kingfishers, deer, etc.

On the first floor double glazed doors lead to a balcony, which has glass and chrome ballustrading, and we are led to believe from our client that this is for communal use.

Undercover parking for one vehicle.

SITUATION

Yeovil is a busy South Somerset market town situated close to the Dorset border. The town centre offers a wide variety of amenities including a swimming pool, a ten-screen cinema, a bowling alley, two theatres, and a leisure centre. Shopping facilities are excellent with a variety of supermarkets. Yeovil golf course will be found just along Sherborne Road.

There are schools of all educational levels, regular bus service and a mainline railway at Yeovil Junction. Road links are also excellent, Yeovil being on both the A30 and A37. The A303 trunk road is approximately 5 miles and the M5 Junction 25 is approximately 20 miles. The south coast is 23 miles distant.

DIRECTIONS

What 3 words: ///poppy.copies.holly

SERVICES

Mains water, gas, and electricity. Gas-fired central heating. Sewage Treatment Plant.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area, we recommend Ofcom checker. <https://www.ofcom.org.uk>

MATERIAL INFORMATION

Council Tax Band: C

Remaining Years on Lease 235

Service Charge £2,108.59 / Ground Rent £350



Sherborne Road, Yeovil

Approximate Area = 643 sq ft / 59.7 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Total = 711 sq ft / 66 sq m
 For identification only - Not to scale



SECOND FLOOR

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A+		
Very energy efficient	A	81	81
Energy efficient	B		
Decent	C		
Needs work	D		
Needs work	E		
Needs work	F		
Needs work	G		
Very energy inefficient - highest running costs			

England & Wales

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1227078



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