

Towers Wills

Town & Country

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80, Nelson Way, Yeovil, Somerset BA21 5DT

£137,000

Towers Wills are pleased to offer to market this well presented two double bedroom first floor flat which is situated on the Wyndham Park Estate. The property briefly comprises; entrance hall, two double bedrooms with master en-suite, open plan kitchen/diner/lounge, balcony, family bathroom and allocated parking. The ideal first home or investment!

Hallway

Double built in storage cupboard, radiator, double glazed window to the side and a further storage cupboard

Lounge/ Kitchen/ Diner 5.63m x 3.69m

Lounge Area

Comprising double glazed patio doors to the balcony, TV point and Radiator.

Kitchen/ Dining Area

Comprising a range of wall, base and draw units, stainless sink with drainer and mixer tap, integrated oven with four ring gas hob and cooker hood over, space for wash machine, undercounter fridge & freezer, cupboard housing gas boiler, partly tiled, double glazed window to front and radiator.

Bedroom One 3.70m x 3.02m

Double glazed window to the front, integrated wardrobe, door to en-suite and radiator.

En-suite 1.58m x 1.91m

Comprising W/C, wash hand basin with vanity unit, shower cubicle, extractor fan, shaver point and wall mounted heated towel rail.

Bedroom Two 3.54m x 2.63m

Double glazed window to the front and a radiator.

Bathroom 1.72m x 2.15m

White panel bath with mixer tap and shower head attachment, wash hand basin, W/C, partly tiled, wall mounted heating towel rail and double glazed window to rear.

Parking

The property has one allocated parking space.

Agents Notes

The vendor has advised that the most recent fees for the property were:

Ground rent: Approx £200 per annum

Service Charge: Approx £1600 per annum

The property is selling with c. 142 years remaining on the lease

Key Features

- Ideal First Time Buy/Buy to Let
- Well Presented Throughout
- First Floor Flat
- Two Bedrooms
- En-suite
- Allocated Parking

Contact Us

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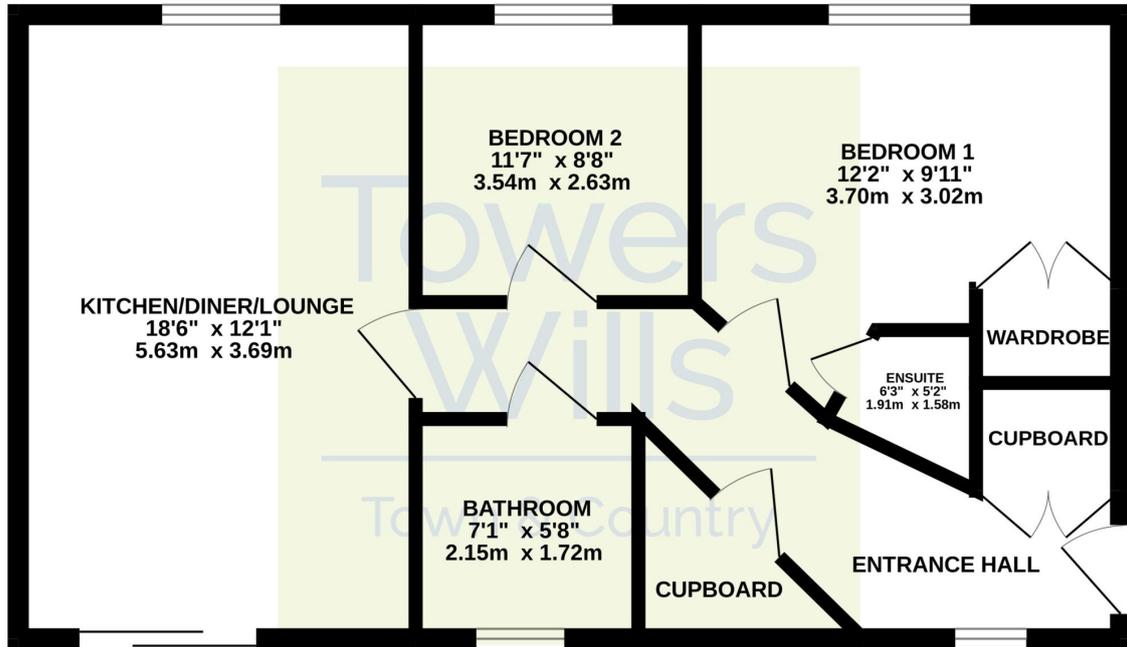
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan

GROUND 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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