

Property Location

This one-bedroom first-floor apartment is situated in the quiet Flowers House complex near the centre of Yeovil. Benefiting from being within walking distance of the town centre which offers plenty of amenities including shops, restaurants and a cinema.

Flat 4 Flowers House, 15 Hendford, Yeovil, BA20 1TQ

Approximate Gross Internal Area = 41.9 sq m / 451 sq ft

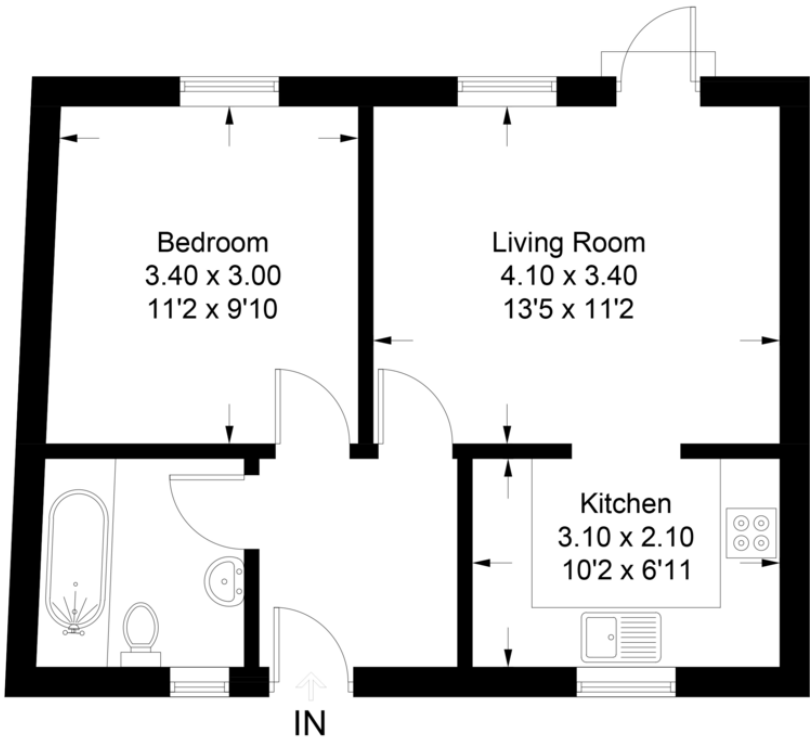


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307866)



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.



Hendford, Yeovil

Offers In Region Of £100,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>



15 Hendford
Yeovil
BA20 1TQ

Key features:

- One Bedroom Apartment
- Close to Town Centre
- No Forward Chain
- First Floor
- Allocated Parking Space
- Service Charge £550 Pa
- 170 Years on Lease
- Communal Garden

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



Why you'll like it

This one-bedroom first-floor flat is situated in Flowers House near the centre of Yeovil. This flat benefits from a living room, kitchen, bedroom, bathroom and one allocated parking space. This flat is being sold with no onward chain. Viewing is highly recommended.

ENTRANCE HALL Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the living room, bathroom, bedroom and the loft hatch above. The hallway is neutrally decorated and has wooden effect vinyl flooring. One radiator.

LIVING ROOM 13' 5" x 11' 1" (4.1m x 3.4m) A spacious living room with a double-glazed window and Juliet balcony overlooking the communal garden to the front of the property. The walls are neutrally decorated and grey carpet flooring. One radiator.

KITCHEN 10' 2" x 6' 10" (3.1m x 2.1m) A good-sized kitchen fitted with a mixture of wooden cabinets and drawers. Plentiful work surfaces with an inset stainless-steel basin and drainer. Integrated electric oven and gas hob with cooker hood above. Space and plumbing for a freestanding fridge/freezer and washing machine. Neutral walls and tiled splashguards. Tiled effect vinyl flooring. Double glazed window to the rear of the property.

BEDROOM 11' 1" x 9' 10" (3.4m x 3.0m) A double bedroom with a double-glazed window overlooking the communal garden to the front. Neutral wall and grey carpet. One radiator.

BATHROOM 6' 10" x 6' 10" (2.1m x 2.1m) A generous bathroom with a three-piece suite comprising of a white w/c, hand basin and bathtub with shower unit fitted above. Neutral walls with partial white tiling. White vanity unit with electrical outlet and lighting. Obscure double-glazed window to the rear of the property. One radiator.

OUTSIDE To the front of the property is a presentable communal courtyard garden with pots and raised beds. To the rear of the property is one parking space allocated for flat 4.

