



**Connells**

Homeville House Hendford  
YEOVIL



### Property Description

#### NO ONWARD CHAIN!

Situated in the heart of the town centre this double bedroom apartment situated on the ground floor, offering comfortable living and excellent communal facilities. The property comprises a generous double bedroom, shower room, light open lounge/diner perfect for relaxing or entertaining and a fitted kitchen. There is a large cupboard in the hall, ideal for storage, as well as a double fitted wardrobe in the bedroom. A key feature of the apartment is a private rear exit, providing direct access and added convenience. Residents also benefit from well maintained communal gardens, a welcoming communal lounge and on-site laundry facilities. Parking is available on a first come first serve basis. An ideal buy for those seeking to have the privacy and home comforts with town at your doorstep. Call today.

### Communal Entrance

Communal entrance hall providing access to a private front door, which opens into the property's own entrance hall.

### Lounge

Lounge featuring a double-glazed side window, electric heater, and TV point, with an archway leading through to the kitchen and a double-glazed rear door offering direct access to the car park.

### Kitchen

Kitchen fitted with a double-glazed rear window, a range of wall and base units with worktops over, stainless steel sink and drainer, extractor fan, and space for an electric oven and fridge freezer.

## Hallway

Hallway with a spacious shelved storage cupboard.

## Bedroom One

Bedroom one featuring a double-glazed rear window, built-in storage wardrobe, and night storage heater.

## Bathroom

Bathroom fitted with a walk-in shower, WC, wash hand basin, heated towel rail, and electric heater.

## Outside

## Gardens

Well-maintained communal gardens offering shared outdoor space for residents to enjoy.

## Parking

Parking available to the rear of the property on a first-come, first-served basis.

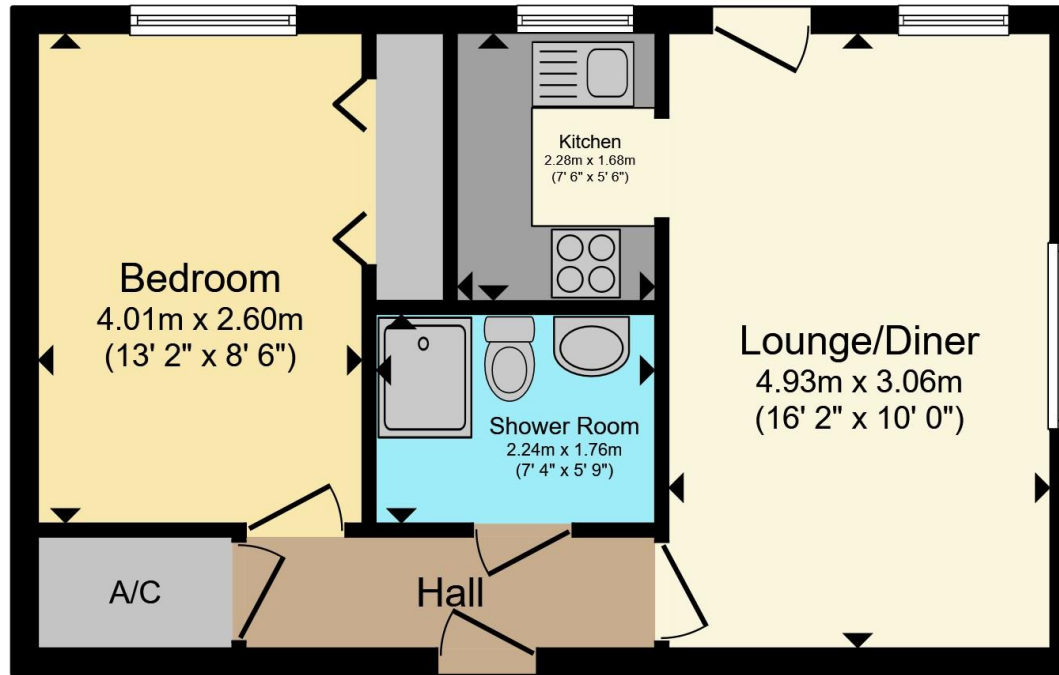
## Outbuildings

Communal outbuildings offering convenient shared facilities, including a well-equipped laundry room and a comfortable communal lounge, providing residents with practical amenities and a welcoming space to relax or socialise.









**Floor Plan**

Total floor area 39.9 m<sup>2</sup> (430 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)



To view this property please contact Connells on

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1-3 Princes Street  
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EPC Rating: D Council Tax Band: A

Service Charge: 2800.00

Ground Rent: 708.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/YOV314044](http://connells.co.uk/Property/YOV314044)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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