



Property Location

This one-bedroom apartment is situated in the peaceful village of Stoford, Somerset. Access to a host of countryside walks nearby. Yeovil Junction railway station is a few minutes' walk away and provides quick links to London and Exeter. Yeovil town centre is a short drive away and offers plenty of amenities including shops, restaurants and a hospital.

2 Yeo Valley, Stoford, BA22 9UX

Approximate Gross Internal Area = 46.9 sq m / 505 sq ft

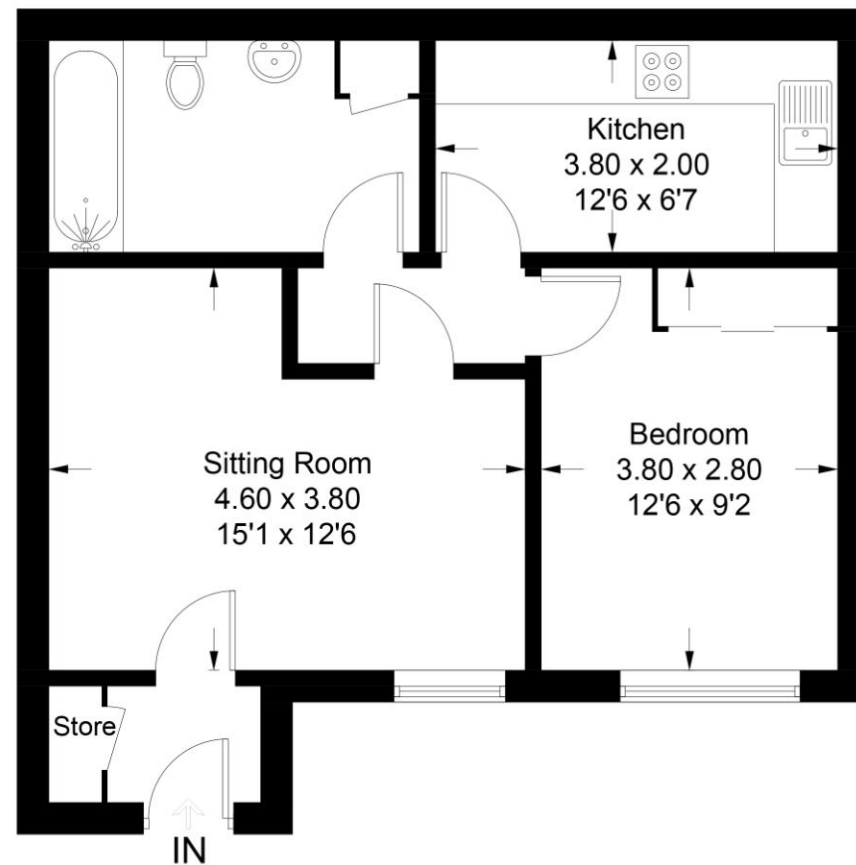


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339227)



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.

Yeo Valley, Stoford, Yeovil

Offers In Region Of £120,000

Martin & Co Yeovil

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

<http://www.martinco.com>



2 Yeo Valley Yeovil BA22 9UX

Key features:

- One-Bedroom Ground-Floor Apartment
- Modern Finish Throughout
- No Onward Chain
- Private Garden
- Perfect for Investors or First-Time Buyers
- Quiet Setting Offering Countryside Views
- Allocated Parking Space
- Close to Railway Links

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	77 C	78 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This modern one-bedroom ground-floor apartment in the Yeo Valley complex is situated in the peaceful village of Stoford near Yeovil. The property features a porch, sitting room, kitchen, double bedroom, bathroom, garden and allocated parking space. Perfect for first-time buyers or would make an excellent investment opportunity. Being sold with no onward chain, viewing is highly recommended.

PORCH: Upon entering the property, you are welcomed into a convenient porch before continuing through into the sitting room. The porch has a storage cupboard housing the fuse board and ample space for coats and shoes.

SITTING ROOM 15' 1" x 12' 5" (4.6m x 3.8m) A generously proportioned sitting room with large double-glazed window to the front of the property allowing for views across the garden and nearby countryside. Neutrally decorated walls and wooden laminate flooring. One radiator.

HALLWAY: The hallway provides access from the sitting room to the kitchen, bathroom and bedroom. Neutral walls and wooden laminate flooring.

KITCHEN 12' 5" x 6' 6" (3.8m x 2.0m) The kitchen has a mixture of fitted and wall-mounted cabinets and drawers. Laminate work surfaces with an inset stainless-steel basin and drainer. Integrated electric oven and hob with a cooker hood above. Space for a free-standing fridge freezer and under cabinet washing machine. Cream coloured splashguard tiles and vinyl flooring. Wall-mounted heater.

BEDROOM 12' 5" x 9' 2" (3.8m x 2.8m) A spacious double bedroom featuring a built-in wardrobe with sliding mirrored doors. Boasting a large double-glazed window framing the garden and uninterrupted countryside to the front of the property. Neutrally decorated walls and grey carpet flooring. One radiator.

BATHROOM 11' 5" x 5' 6" (3.5m x 1.7m) A modern bathroom featuring a three-piece suite comprising of a white w/c, hand basin and bathtub with fitted shower unit above. Partially white tiled walls and vinyl flooring. Large airing cupboard. Wall-mounted towel rail and heater.

OUTSIDE: To the front of the property is a private garden which is laid to lawn and looks over the countryside and River Yeo nearby. There is an allocated parking space as well as multiple visitor parking bays available on a first-come-first-serve basis.

MATERIAL INFORMATION:
Council Tax Band: A
Tenure: Leasehold
172 Years Lease Length
Service Charge: £900.00
Ground Rent: £100.00
Electric Heating
No Onward Chain

