

# Towers Wills

Town & Country

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**14, Tristram Close, Yeovil, Somerset BA21 3GU**

**£140,000**

Towers Wills are pleased to bring to market this well-presented two bedroom ground floor apartment. The property has been recently redecorated and benefits from new carpets throughout. The apartment comprises; entrance hall kitchen/diner, separate lounge, two double bedrooms with master bedrooms offering an en-suite, family bathroom and allocated parking. Situated in a popular location and is an ideal first home or investment.

## Entrance Hall

Including radiator, storage cupboard and intercom.

## Kitchen Diner 3.55m x 4.80m

Fitted with a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer units, space for washing machine, space for dishwasher, fridge freezer, integrated gas hob and integrated gas oven with cooker hood over, two double glazed windows to the rear, radiator, central heating boiler and space for dining table.

## Bathroom 2.27m x 1.76m

White bathroom suite comprising bath with mixer tap shower over, w.c, wash hand basin, laminate flooring, extractor fan and radiator.

## Lounge 6.21m x 4.79m – irregular shape

Double glazed window to the rear, two radiators and storage cupboard.

## Bedroom One 4.33m x 3.85m – maximum measurements

Double glazed window to the front, radiator, double built-in wardrobe and door to en-suite.

## En-suite 2.30m x 1.21m

Suite comprising double shower cubicle, w.c, wash hand basin, radiator and extractor fan.

## Bedroom Two 3.37m x 3.62m – maximum measurements

Double glazed windows to the rear and side and radiator.

## Parking

There is one allocated parking space.

## Agents Note

We have made aware by the current owner of the following lease information:

Maintenance charge £85 per month

Lease length - TBC

## Key Features

- TWO DOUBLE BEDROOMS
- En-suite to master bedroom
- Spacious apartment
- Parking
- Well presented throughout

## Contact Us

### Towers Wills Estate Agents - Yeovil

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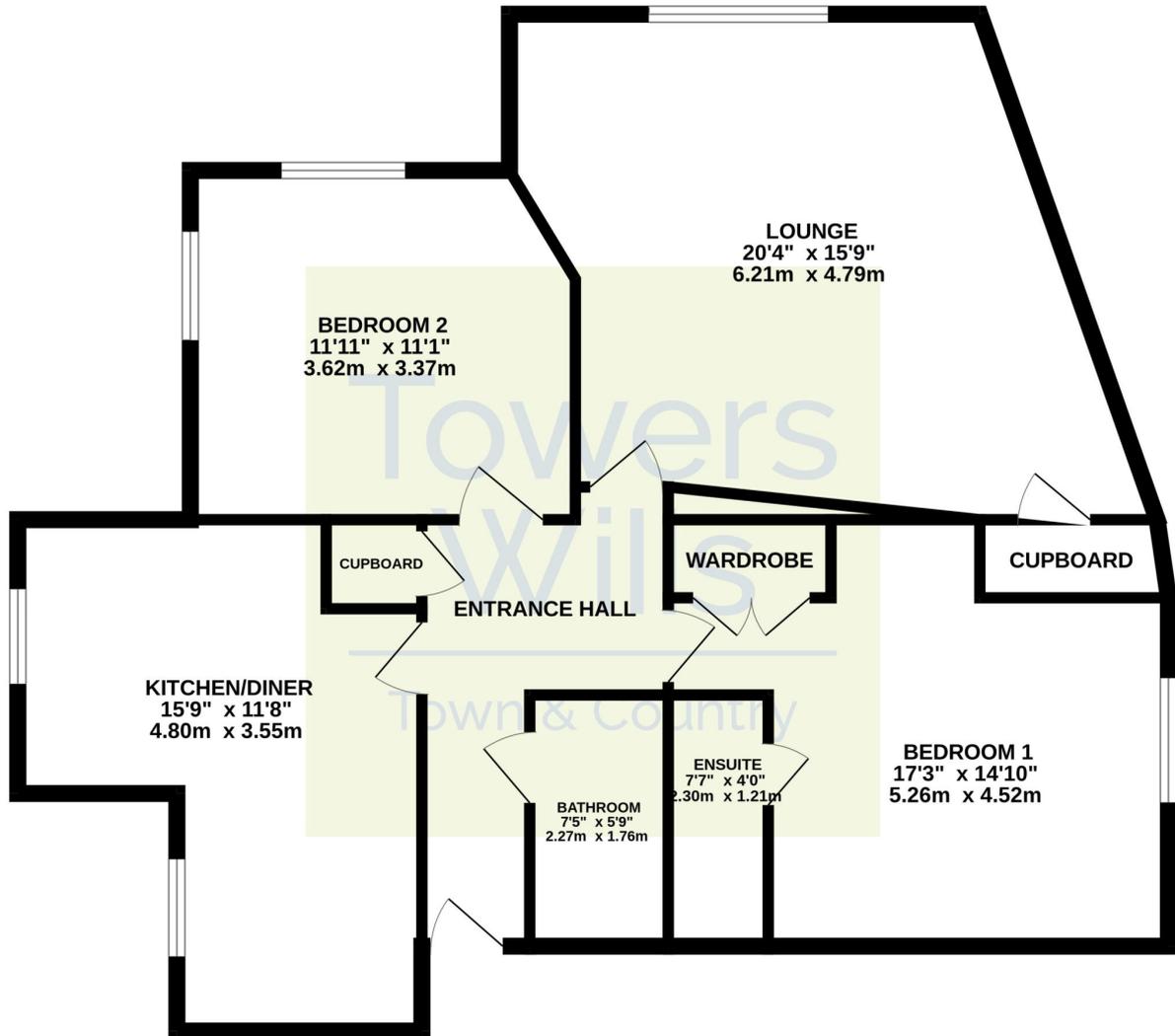
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 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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**Towers Wills**

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