Flat 9, The Loft, 19 - 20 High Street

STAGS

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Yeovil, Somerset BA20 1RF

Train station 1.25 miles. A303 4.5 miles. Sherborne 5.5 miles

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A beautifully appointed purpose built two bedroom two bathroom roof top apartment, conveniently located within the heart of the town. Ideal for first time buyer or investors as it has a proven rental history. Offered with vacant possession. EPC Band B

- Town centre location - Walkable to the hospital
- Purpose built roof top apartment with secure entry system
- Open plan kitchen with integrated appliances/living/dining room
- Two double bedrooms and two shower rooms
- One en suite shower room
- Family shower room
- Recycling and Bike storage
- Leasehold 124 years from 2017 - 107 years remaining
- Low monthly service charge £58 Ground rent £150 per annum
- Council Tax Band A

Asking Price £125,000

SITUATION

This stylish apartment is situated within the heart of the town, within walking distance of its shops, cafes and bars. It is also conveniently located for Yeovil District Hospital and the College/University Centre. Penn Mill train station is within 1.25 miles and the Abbey town of Sherborne with its fine selection in independent shops is within 5.5 miles, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

This well-appointed third-floor roof top apartment is presented in excellent decorative order throughout and benefits from newly fitted floor coverings. The property features a secure entry phone system, gas-fired central heating, and uPVC double-glazed windows and doors throughout. Finished to a high standard, the apartment offers a stylish open-plan living space incorporating a contemporary integrated kitchen with breakfast bar and a bright living area. Glazed French doors open onto a Juliet balcony, from which delightful rooftop views can be enjoyed across the surrounding countryside.

There are two well-proportioned bedrooms, both benefiting from impressive floor-to-ceiling windows. The principal bedroom further benefits from an en suite shower room, while a separate modern shower room serves the remainder of the accommodation. The rare bedroom/shower room layout makes it ideal for sharers. Externally, the property enjoys access to an enclosed paved area providing convenient recycling, refuse bin, and bicycle storage.

ACCOMMODATION

The property is approached via a communal entrance hall and staircase leading to the top-floor landing, which benefits from a large skylight providing an abundance of natural light. A private entrance door opens into the reception hall, featuring an entry phone system, thermostatic heating controls, and a boiler cupboard housing the Glow-worm gas-fired combination boiler, together with the electric meter and consumer unit.

The impressive open-plan kitchen/living/dining room is a bright and airy space, enhanced by two wall lights and glazed French doors opening onto a Juliet balcony. From here, delightful rooftop views can be enjoyed across the surrounding countryside. The kitchen area is separated from the living space by a breakfast bar and worktop with cupboards and drawers beneath, creating an ideal area for both casual dining and entertaining. The comprehensively fitted and fully integrated kitchen comprises a single drainer sink unit with mixer tap, adjoining work surfaces, and a range of matching wall and base units with drawers. Integrated appliances include an induction hob with extractor hood over, electric oven and grill, dishwasher, washing machine, fridge, and freezer.

Bedroom One is a well-proportioned double room featuring a large floor-to-ceiling picture window, newly fitted carpet, and bedside reading lights. A door leads to the en suite shower room, fitted with a fully tiled shower cubicle, vanity unit with illuminated mirror above, corner WC, and heated towel rail. Bedroom Two also benefits from a large floor-to-ceiling picture window, enjoying attractive views beyond. The contemporary shower room is fitted with a generous walk-in shower featuring twin fixed rainfall shower heads and a handheld attachment, together with a vanity unit incorporating an illuminated mirror and shaver point, low-level WC, and heated towel rail

OUTSIDE

To the rear of the property can be found and enclosed block paved recycling, bin and bicycle storage area for the 11 apartments.

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office telephone 01935 475000

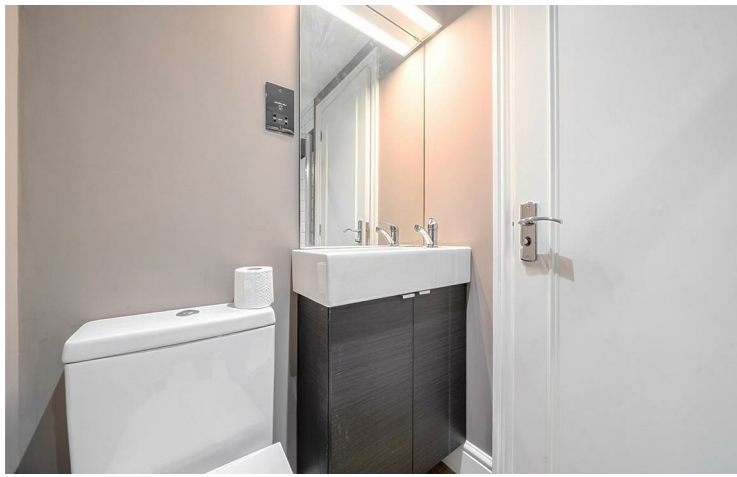
SERVICES

All mains services are connected.
Gas fired central heating.
Flood risk status : Very low risk (environment agency)
Broadband: Standard, Superfast and Ultrafast (ofcom)
Mobile Coverage: EE, O2, Three and Vodafone (ofcom)

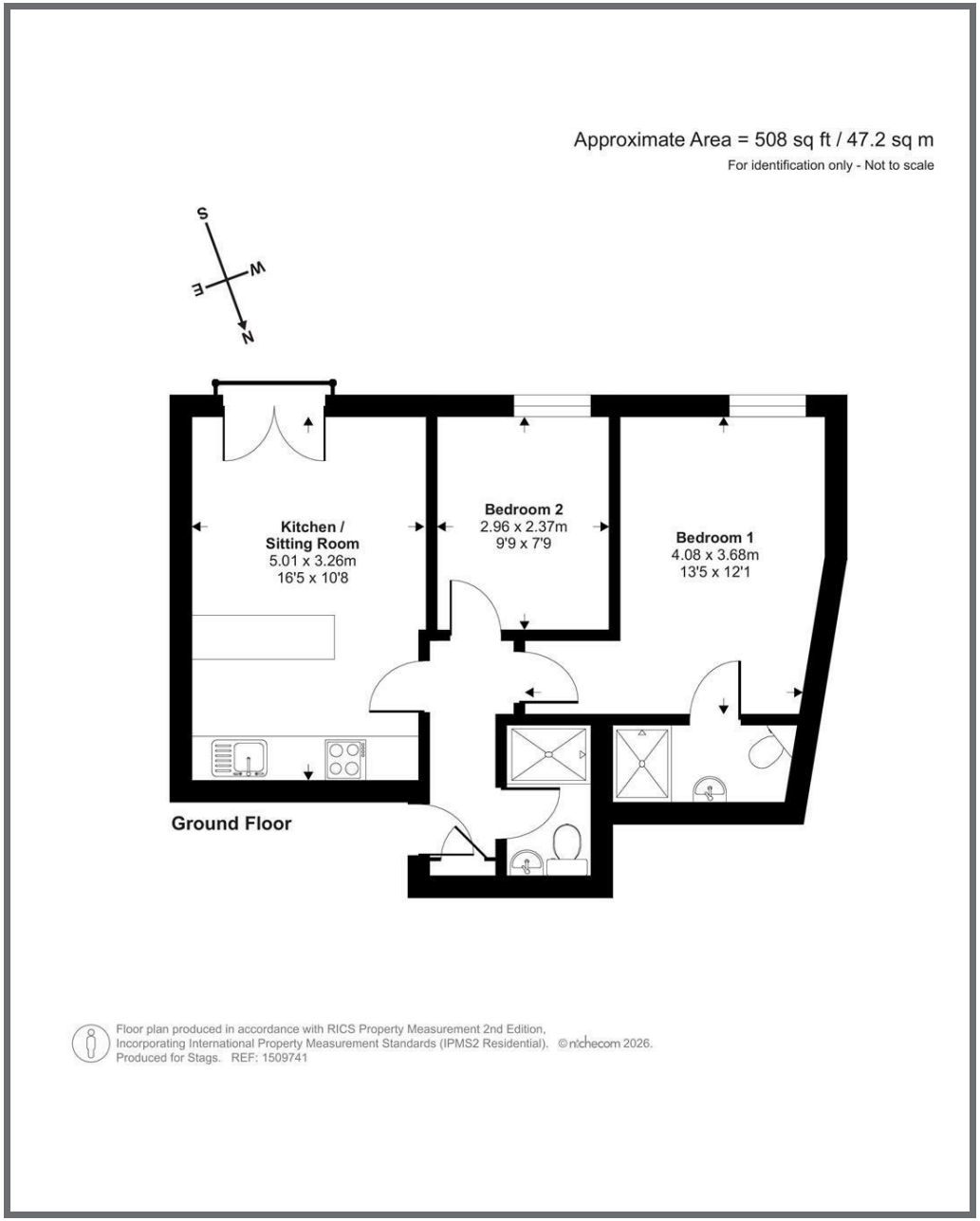
Leasehold information : the 124 year lease commenced in September 2017
Ground Rent: £150 per annum until 2040, then £300 from then on.
Service charge £58 per month

DIRECTIONS

What3words///crowd.solid.trains
On foot from our office in Park Road, bear right onto Princes Street and at the far end, bear left onto High Street, whereupon 19-20 High Street will be found on the right hand side between the phone shop and the jewellers.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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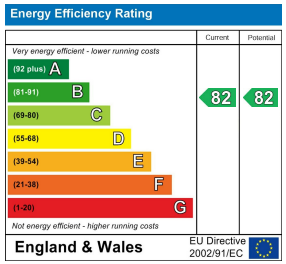

4/6 Park Road, Yeovil,
Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000