



**FOR SALE**

Flat 1 Hoopers Court, Hoopers Lane, Stoford, BA22 9UE

Offers Over £100,000



**ORCHARDS**  
ESTATES



A fabulous opportunity to purchase a one bedroom, ground floor apartment with allocated parking for one car and a shared garden.

This immaculately presented property is walking distance to Yeovil Junction Station.

The apartment has a front aspect reception room, rear garden aspect bedroom and has the added benefit of a separate lockable storeroom located in the alley.

This would make an excellent first time purchase, lock up and leave or an investment property.

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## LOCATION

Stoford and Barwick, two closely linked villages on the Dorset/Somerset Border are approx 2 miles south of Yeovil and are well serviced by Yeovil Junction Train Station connecting London to Exeter and the A37 between Yeovil and Dorchester.

Barwick dates back to the Bronze Age and is first noted in modern records as far back as 1185 and is well known for Barwick Park and the follies situated in various areas, whilst Stoford was first recorded in the 13th Century as a 'new town' with Burgage plots made available for tenants from local Lords.

## Approach

Steps lead to the communal door and the apartment is accessed via the ground floor and the left hand apartment door.

## Entrance Hall

All rooms radiate from this space including a storage cupboard.

## Sitting Room

Front aspect, wall radiator and a quiet room.

## Bathroom

Nestled between the sitting room and the bedroom with bath - with shower over, wc and hand wash basin.

You will find the boiler located here too.

## Bedroom

Rear aspect bedroom with a view of the communal garden.

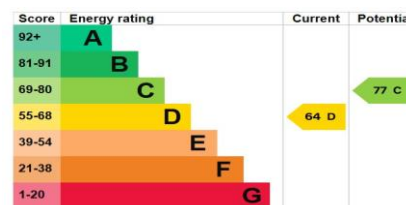
## Kitchen

Rear aspect fitted kitchen with a range of floor

and wall units, with space either for a cooker, washing machine or a freestanding fridge freezer.

## Material Information

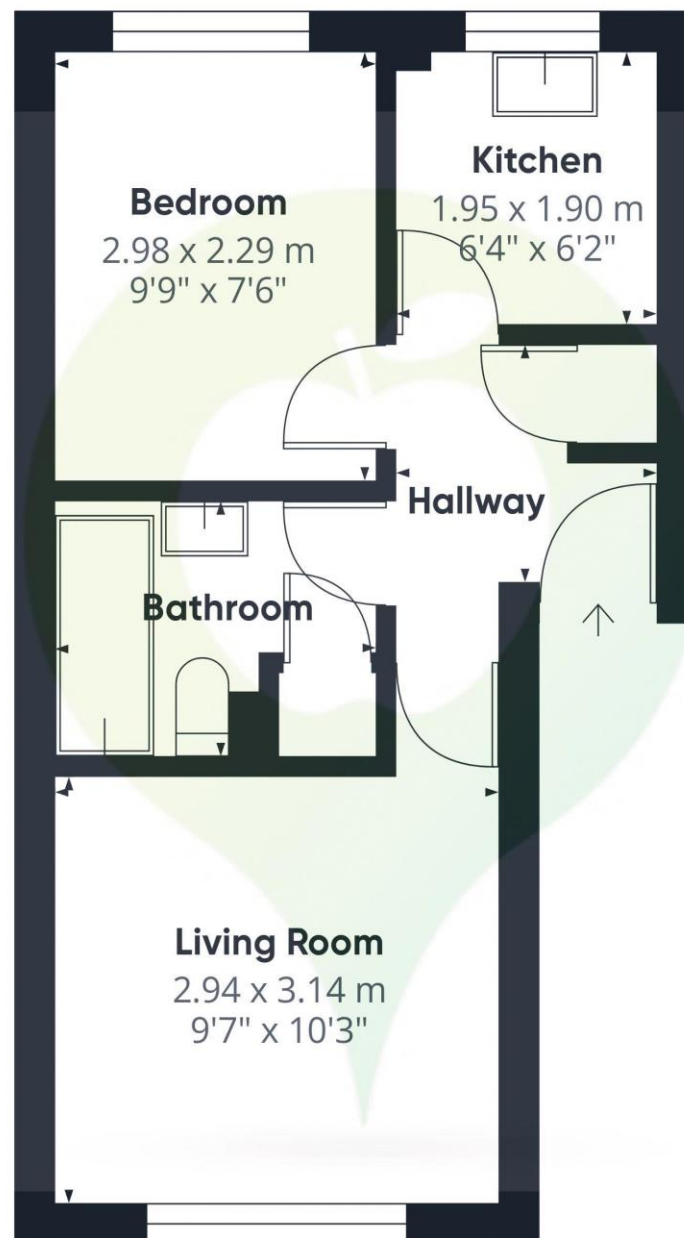
- Ground Floor Flat, Built c. 1992
- Leasehold - According to the vendor the lease runs for 999 years, with a monthly management fee of £20. There is also an annual payment of £50 paid on the 1st January every year. There are 4 flats in this building, each owner owns a share of a Limited Company which controls the maintenance of the property.
- EPC - D
- Council Tax - A
- Immersion Boiler - Original boiler, which is in bathroom. We are reliably informed by the vendor that the boiler is serviced annually and is due to be serviced shortly.
- Heating - Electric storage heaters
- Double Glazing - Approx. 8 years old
- Parking - Allocated parking space
- Communal Areas - To front and rear of property
- Storeroom - Lockable and located in the alley of the property
- Maintenance - Service charge £20pcm
- Broadband Speed - Ofcom - Ultrafast available 18mbps
- Floodzone 1 - This property has low risk of flooding from rivers and sea



The graph shows this property's current and potential energy rating.







**Approximate total area<sup>(1)</sup>**

27.8 m<sup>2</sup>  
298 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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