

Towers Wills

Town & Country

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Flat 4, Hendford House, Hendford Grove, Yeovil, Somerset BA20 1UT

£120,000

Towers Wills are delighted to bring to the market this generously proportioned and well-presented two-bedroom ground floor flat, conveniently situated within easy reach of Yeovil town centre and its excellent range of local amenities, shops and transport links.

Accommodation:

Flat 4, Hendford House offers spacious and well-balanced accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or investors seeking a quality addition to their portfolio. The property has been well maintained by the current owners and has benefited over the years from a number of tasteful improvements, including an updated fitted kitchen, modern white bathroom suite, replacement carpeting and part replacement radiators.

The accommodation briefly comprises a welcoming entrance hall, a particularly spacious lounge providing an excellent living and entertaining space, a well-appointed modern kitchen, two bedrooms with the principal bedroom being especially generous in size, and a contemporary neutral bathroom fitted with a modern white suite.

Externally, the property further benefits from an allocated parking space located to the rear of the building, together with additional visitor parking for guests.

Offering both comfort and convenience in a sought-after location, this impressive apartment represents an excellent opportunity to step onto the property ladder or secure a great investment opportunity.

An internal viewing is highly recommended to fully appreciate the size, condition and overall standard of accommodation on offer.

Agents Note:

We've been made aware by the current owner that the flat owns a share of freehold, with each owner having a 10% stake within the management company.

Lease length: 114 years remaining

Ground rent: £10 per annum

Service charge: £1080 per annum

Key Features

- Ground Floor Flat
- Well Presented
- Two Bedrooms
- Within Walking Distance of the Town Centre/Hospital
- Allocated Parking
- Share of Freehold

Contact Us

Towers Wills Estate Agents - Yeovil

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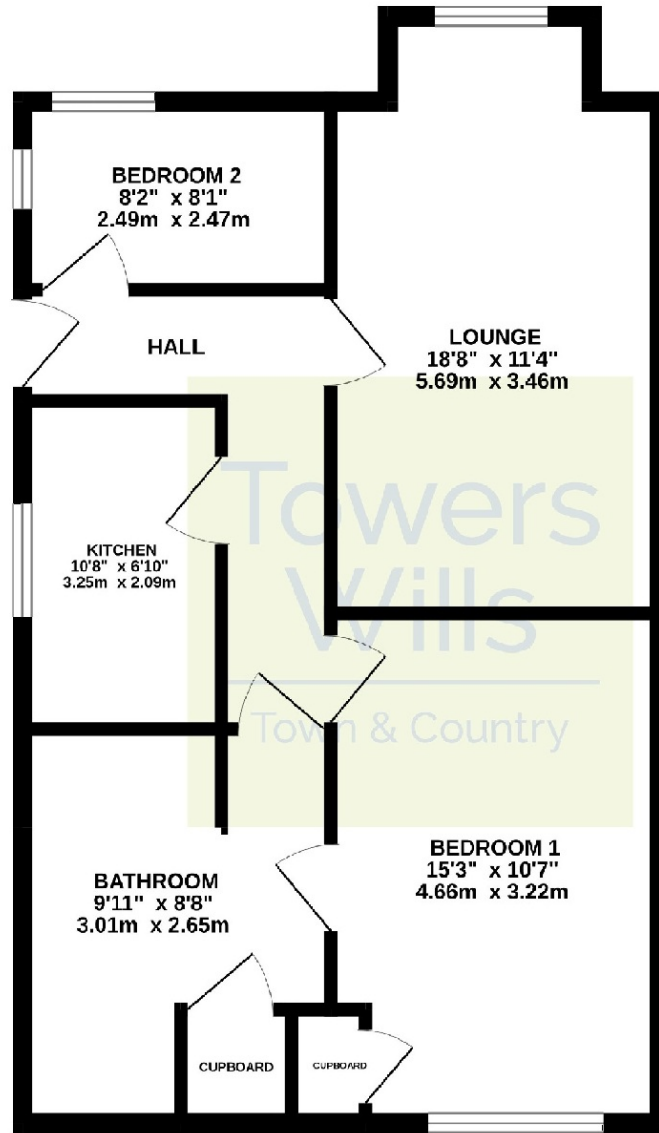
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan



TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.

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Towers Wills

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