



The Arena, Hendford, Yeovil, BA20 1TH

welcome to

The Arena, Hendford, Yeovil

An over 55's, one bedroom ground floor apartment, with own private entrance, situated within the Town Centre and offered for sale with no onward chain. The accommodation is presented in excellent decorative order throughout and benefits from communal facilities & personal alarm system.



Entrance

Double glazed door to the side of the building opening into:

Entrance Hall

Secure intercom system. Telephone point. Coving to the ceiling. Storage heater.

Lounge

15' 2" x 14' 5" (4.62m x 4.39m)

Double glazed windows to the front and side. Feature fireplace with electric fire inset. Aerial and telephone points. Wall light points. Space for dining table and chairs. Coving to the ceiling. Storage heater. Arch opening into:

Kitchen

12' x 6' 9" (3.66m x 2.06m)

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over. Integrated eye level double oven. Plumbing for washing machine. Space for fridge/freezer. Airing cupboard. Tiled floor. Coving to the ceiling.

Bedroom

10' 9" x 10' 3" (3.28m x 3.12m)

Double glazed window to the side. Space for free standing furniture. Coving to the ceiling. Storage heater.

Shower Room

Suite comprising enclosed walk in shower cubicle. Wash hand basin inset to vanity unit. Low level WC. Shaver point. Extractor fan. Storage heater.

Communal Facilities

There is a communal courtyard, lounge and kitchen area available to all residents of The Arena.



Total floor area 43.1 m² (464 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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The Arena, Hendford, Yeovil

- Over 55's Ground Floor Apartment
- Town Centre Location
- Communal Facilities
- Own Private Entrance
- Personal Alarm System

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108256 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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