

# Towers Wills

Town & Country

£94,950



## Flat 12a, Berkley Court, Hermes Place, Yeovil, Somerset, BA22 8JU

Towers Wills welcome to the market this immaculately presented spacious two bedroom first floor apartment briefly comprising: reception hallway, living room, kitchen, boot room, two double bedrooms and bathroom. Available with no onward chain.

### Key Features

- VIDEO TOUR AVAILABLE
- Spacious first floor apartment
- Two double bedrooms
- Beautifully presented throughout
- No onward chain
- Ideal first time buy / Buy to let

### **Communal Entrance**

Stairs rising to the first floor.

### **Hallway**

Door to the front and radiator.

### **Living Room 4.74m x 3.65m**

Spacious living area with window to the rear, radiator, laminate flooring and storage cupboard.



### **Kitchen 5.53m x 3.13m**

Beautifully presented gloss finish kitchen comprising of a range of wall, base and drawer units, work surfacing with inset sink/drainers, integrated electric oven and hob with stainless steel cookerhood over, integrated washing machine, storage cupboard, window to the rear and door to boot room/utility room.

### **Boot Room/Utility Room 2.12m x 1.52m**

With additional door to the communal entrance, window to the front, space for fridge/freezer, storage cupboard and boiler cupboard.

### **Bedroom One 3.64m x 3.54m**

Window to the rear, radiator and storage cupboard.



### **Bedroom Two 3.24m x 2.75m**

Window to the front, radiator and storage cupboard.



### **Bathroom**

Suite comprising of bath with mixer shower over, wash hand basin, wc, part tiled, window to the front and radiator.

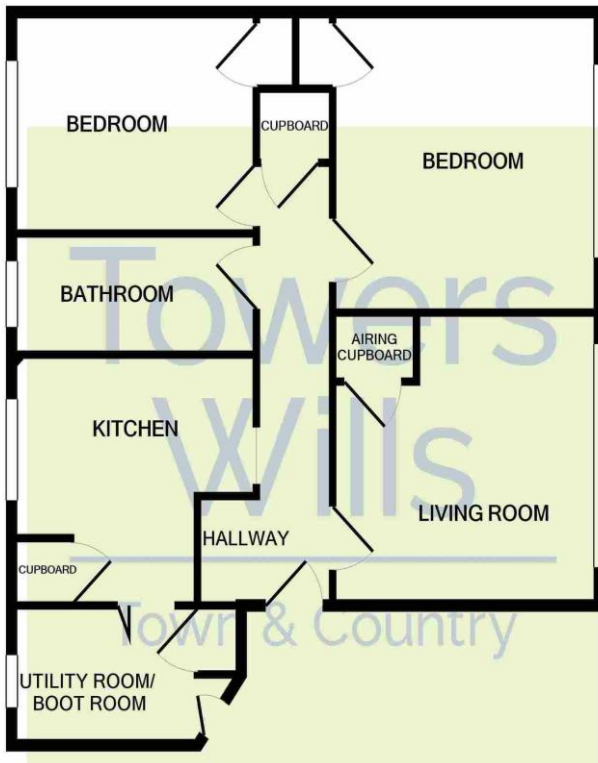
### **Outside**

Outside the property is a brick built storage shed numbered 13.

### **Agents Notes**

The lease is 125 years from 1988 (93 years remaining)





Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2020

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.