

Towers Wills

Town & Country

Offers In Excess of
£110,000



Flat 7 Somerset Court, Preston Road, Yeovil, Somerset, BA21 3FD

Towers Wills are delighted to offer for sale this superbly presented top floor apartment, 1 BEDROOM, SPACIOUS kitchen and living room area, with ALLOCATED PARKING. A must view!

Key Features

- 1 Double Bedroom
- 2nd Floor Apartment
- Allocated Parking
- Spacious Apartment
- Walking Distance to Town Centre & Hospital
- Ideal First Time Buy or Investment

DESCRIPTION

A modern luxury top floor apartment situated in a central location within close proximity to Yeovil Hospital, Yeovil College and the town centre. Spacious accommodation is arranged as follows:

Communal Entrance

With video entrance system, stairs rise to first and second floors.

Reception Hall

With door to the front, security video entrance system, security alarm panel, radiator, telephone point, two large storage cupboards, loft space.

Lounge Through Kitchen 28' 7" max x 11' max (8.71m x 3.36m)

Being a spacious open plan area with two double glazed windows to the front, radiator, tv/satellite point, telephone point.

Kitchen

Fitted with a comprehensive range of wall and base units with fully integrated appliances to include electric oven, hob with cooker hob over, washing machine, dishwasher, fridge/freezer and microwave. Central heating boiler. Roll top work surfacing including breakfast bar, with inset one and a half bowl sink/drainer, complimentary tiling, double glazed window to the front, recessed ceiling spotlights.

Bedroom 1 18' x 7' 8" (5.49m x 2.34m)

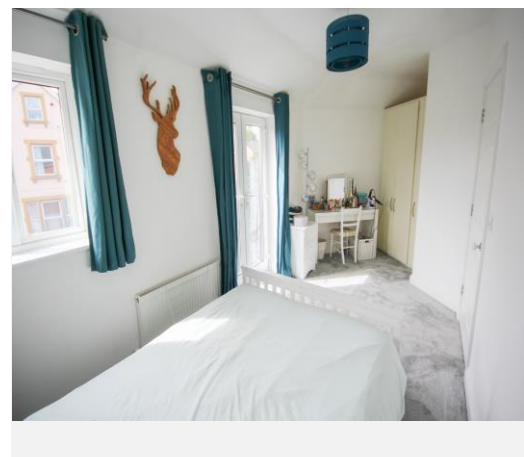
Irregular in shape. Double glazed window to the front, three full length fitted wardrobes, French doors opening out onto the Juliette balcony.

Bathroom 6'8" x 6'7" (2.04m x 2.01m)

Well-presented white suite to comprise wash hand basin inset to vanity unit with mixer tap, low level W.C. with push button flush, part tiled walls, panel bath with mains shower over, extractor fan, shaver socket, chrome heated towel rail, 5 wall units, two with mirrored doors, opaque double glazed window to the front.

Outside

Allocated parking for 1 vehicle. Communal lock up. Bin store.



Lease details:-

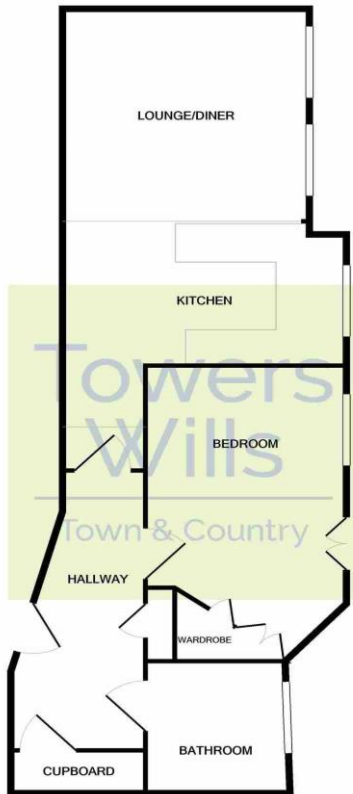
Lease length 999 years from 2004

Vendor has advised Towers Wills of the following:

Ground rent = £75 per year.

Maintenance Charge = £363 per 6 months.

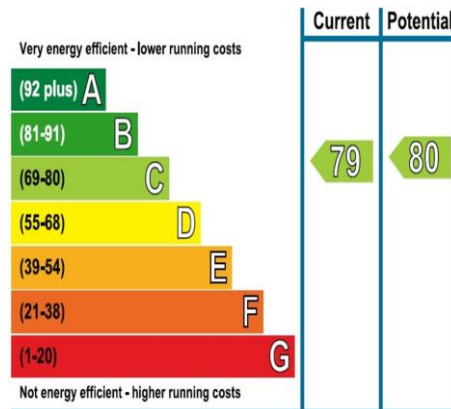
Floor Plan



TOTAL APPROX. FLOOR AREA 1086 SQ.FT. (100.9 SQ.M.)

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

Energy Efficiency



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.

Towers Wills

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk www.towerswills.co.uk