

# Towers Wills

Town & Country

£140,000



## 41b West Coker Road, Yeovil, Somerset, BA20 2LY

Towers Wills welcome to market this apartment situated on the popular West Coker Road less than 1.5 miles to the Yeovil town centre and a short walk to the local convenience store. Selling with a share of the freehold, the property is in a coach house style and includes an internal door to the garage and briefly comprises of; private ground floor entrance with stairs leading to first floor, good sized lounge/diner, kitchen, two bedrooms and bathroom. In front of the garage there is space for two cars on a driveway and the property has low maintenance outdoor areas to the front and rear.

## Key Features

- Flat
- Garage and parking
- Popular location
- Two bedrooms
- Share of freehold

## Ground Floor

### Entrance Hall

Double glazed door to the front, radiator, stairs leading to the first floor and internal door to the garage.

### First Floor Hallway

Radiator, double glazed window to the side, loft hatch and cupboard which includes combi central heating boiler.

### Kitchen 3.23m x 2.73m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with inset one and a half bowl sink drainer, radiator, double glazed windows to the front and rear, integrated double electric oven, integrated induction hob with cookerhood over, space for fridge freezer and space for dishwasher.

### Bathroom

Suite comprising shower cubicle, wash hand basin, w.c, two double glazed windows to the front, radiator and shaver point.

### Bedroom One 3.40m x 3.02m

Radiator and double glazed window to the side.

### Bedroom Two 2.30m x 2.80m - plus wardrobe

Radiator, double glazed window to the rear and built-in wardrobe.

### Lounge/Diner 4.85m x 4.66m - maximum measurements

Radiator, double glazed windows to the side and front.

### Garage 5.32m x 2.66m - maximum measurements

With 'up and over' door, space for washing machine, power, light and interior tap plus personal door to entrance hall.

**Driveway**Space for two cars in front of the garage.

### Front Garden

The front garden is largely patio and slate stone chip beds for low maintenance.

### Rear Garden

A hard standing low maintenance courtyard rear garden.

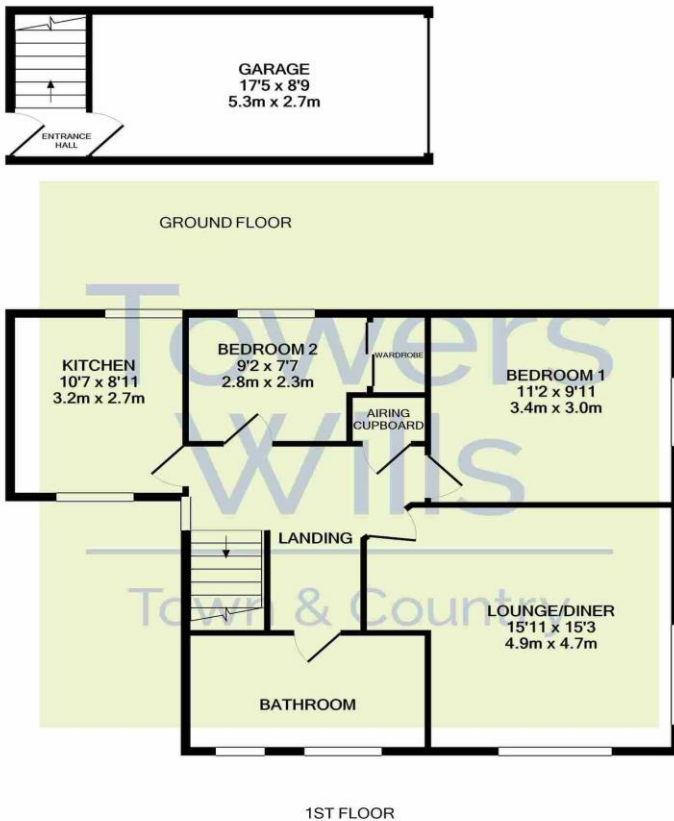


## Agents Note:

The vendor has advised Towers Wills that there was a 999 year lease as of 25th January 1979 (circa 957 years remaining) and the property is sold with a one third share of the freehold although pays 26% share of any accounts for maintenance and insurance bills.

## Floor Plan

## Energy Efficiency



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.  
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**Towers Wills**

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