



Flat 9, Beaufort Court, Eagle Close, Ilchester, Yeovil, Somerset BA22 8JZ

OIEO £120,000

This well-presented ground floor apartment is situated in the popular village of Ilchester and benefits from lounge/diner, good sized kitchen, three bedrooms (two double, one single), bathroom and separate WC. Ample shared parking and stunning rural views from the main living area make this one to view to fully appreciate. Currently selling with 155 years remaining on lease, zero ground rent and just £85pcm maintenance charges, this is an ideal buy to let or first time buy!

Communal Entrance (For three apartments)

With double glazed entrance door and a private store cupboard.

Hallway

Double glazed door leading to the communal entrance, radiator, airing cupboard including water tank and cupboard.

Kitchen 3.19m x 3.29m - maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, double glazed window to the front, central heating boiler, space for washing machine, space for dryer, plumbing for dishwasher available, electric oven with gas hob, radiator and space for fridge freezer

Lounge/Diner 3.61m x 5.27m - maximum measurements

Double glazed patio doors to rear communal garden with seating area, double glazed window to the rear and radiator.

Bathroom

Suite comprising bath with electric shower over, wash hand basin, double glazed window to the front and radiator.

Separate W.C

Includes double glazed window to the front, wash hand basin and w.c.

Bedroom One 3.47m x 3.21m - maximum measurements

Double glazed window to the rear, radiator and built-in wardrobe.

Bedroom Two 2.88m x 3.21m - maximum measurements

Double glazed window to the front, radiator and built-in wardrobe.

Bedroom Three 2.60m x 2.46m - maximum measurements

Double glazed window to the rear, radiator and built-in wardrobe.

Communal Gardens

The communal garden wraps around the apartment block, offering views to neighbouring fields. The property comes with ownership of a brick-built storage shed in a separate block.

Parking

There is ample shared parking.

Agents Note

The vendor has advised us the lease has been extended and is now 155 years remaining as of January 2022. The CH Boiler is approx. 5 years old and within warranty, there is zero ground rent and £85 pcm maintenance charge which includes buildings insurance.

Key Features

- Ground floor flat
- Three bedrooms
- Popular location
- Ideal first time buy / Investment opportunity

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

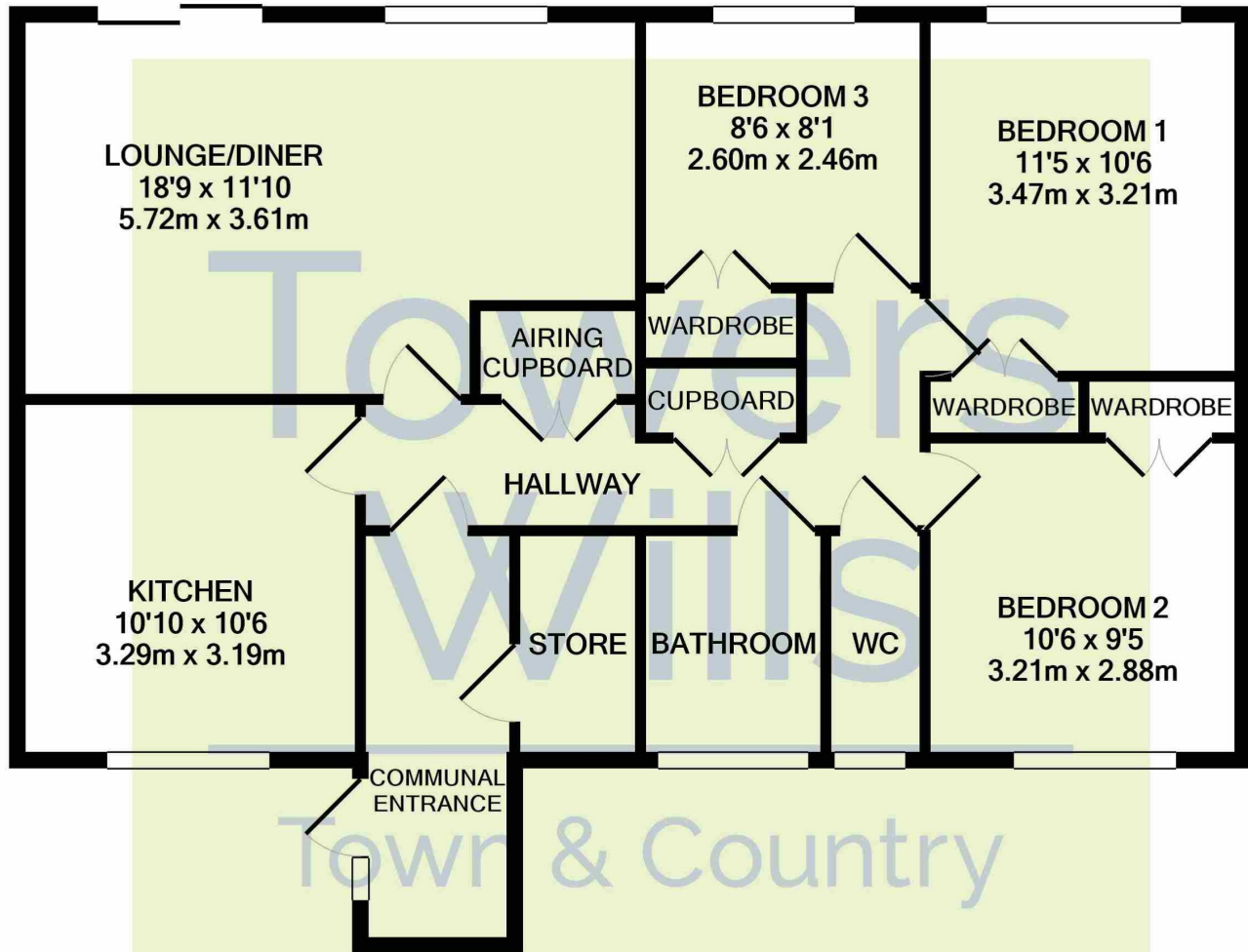
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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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