

# Towers Wills

Town & Country

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## Flat 5, Gooseacre Court, Gooseacre Lane, West Coker, Somerset BA22 9BA

Guide Price **£170,000**

Towers Wills welcome to the market this two-bedroom 1st floor flat situated in the heart of the very desirable village of West Coker and benefits from NO ONWARD CHAIN. The property is ideal for investment or first time buyer opportunities. Briefly comprising, good size light lounge, kitchen/diner, two bedrooms, family bathroom, garage with allocated parking, large communal gardens and share of freehold.

### **Entrance Hallway**

With two storage cupboards either side; perfect for hanging coats and further storage.

### **Large Living Area**

With two electric radiators and window to the rear overlooking the communal gardens.

### **Bedroom One**

With large window to the rear overlooking the communal gardens, electric radiator and built-in wardrobe.

### **Family Bathroom**

Suite comprising of corner shower unit, wash hand basin, w.c, electric heater, fully tiled surround and airing cupboard storage.

### **Bedroom Two**

With window to the front, electric radiator and built-in wardrobe storage.

### **Kitchen/Diner**

#### **Dining Area**

Large enough for a six-seater table with large window to the rear overlooking the communal gardens and electric radiator.

#### **Kitchen Area**

Comprising of a range of wall, base and drawer units, work surfacing, space for washing machine, space for freestanding fridge, window to the rear overlooking the communal gardens, built-in oven and electric hob with extractor hood over.

### **Outside**

#### **Communal Gardens**

The communal gardens wrap the entirety of the building with a seating area, private and secure rear garden and pathway to the front with steps leading up to the first floor flat.

### **Garage**

The property also comes with a garage which is situated to the side of the building (garage closest to the property belongs to Flat 5) and there is one allocated parking space in front.

### **Agents Notes**

The vendor has informed us it's a leasehold property with the owner holding a one fifth share of the freehold. This is run by Gooseacre Court Management Company Ltd which is the residents of the building. There is a yearly charge of approximately £300 (2022) which includes the building insurance. This is re-visited annually at a meeting of the flat owners.

## **Key Features**

- Desirable Location
- Share of Freehold
- Two Bedrooms
- Garage & Parking
- Communal Gardens
- Popular Village Location

## **Contact Us**

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# Floor Plan

## GROUND FLOOR



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