

# Towers Wills

Town & Country

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77, Montacute Road, Yeovil, Somerset BA22 8FH

**£145,000**

Towers Wills are pleased to market this well-presented ground floor apartment on the Agusta Park estate. New in 2018, the apartment benefits from allocated parking for two vehicles, two double bedrooms with master en-suite, open plan lounge/diner/kitchen area and bathroom. An ideal buy to let or first time buy.

### Entrance Hall

Includes radiator, cupboard and intercom.

### Bathroom

Comprising bath, wash hand basin, w.c, extractor fan and radiator.

### Open Plan Lounge/Diner/Kitchen Area

**Lounge/Diner** 4.03m x 3.14m

With double glazed window to the rear and radiator.

**Kitchen Area** 2.98m x 2.36m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, integrated gas hob, integrated electric oven, double glazed window to the rear, space for fridge freezer, space for washing machine, gas combi boiler and extractor fan.

**Bedroom One** 3.60m x 2.44m

Double glazed window to the front and radiator.

### En-suite

Comprising shower cubicle, wash hand basin, w.c, radiator and extractor fan.

**Bedroom Two** 3.40m x 3.07m

Double glazed window to the front and radiator.

### Parking

To the rear of the property there is allocated parking for two vehicles in tandem.

### Agents Note

The vendors have advised Towers Wills there is approximately 994 years left remaining on the lease. There is a charge of £59.37 per month – this includes ground rent and valid for 2023-2024.

## Key Features

- Ground Floor Apartment
- Well Presented
- Two Double Bedrooms
- En-suite
- Allocated Parking

## Contact Us

### Towers Wills Estate Agents - Yeovil

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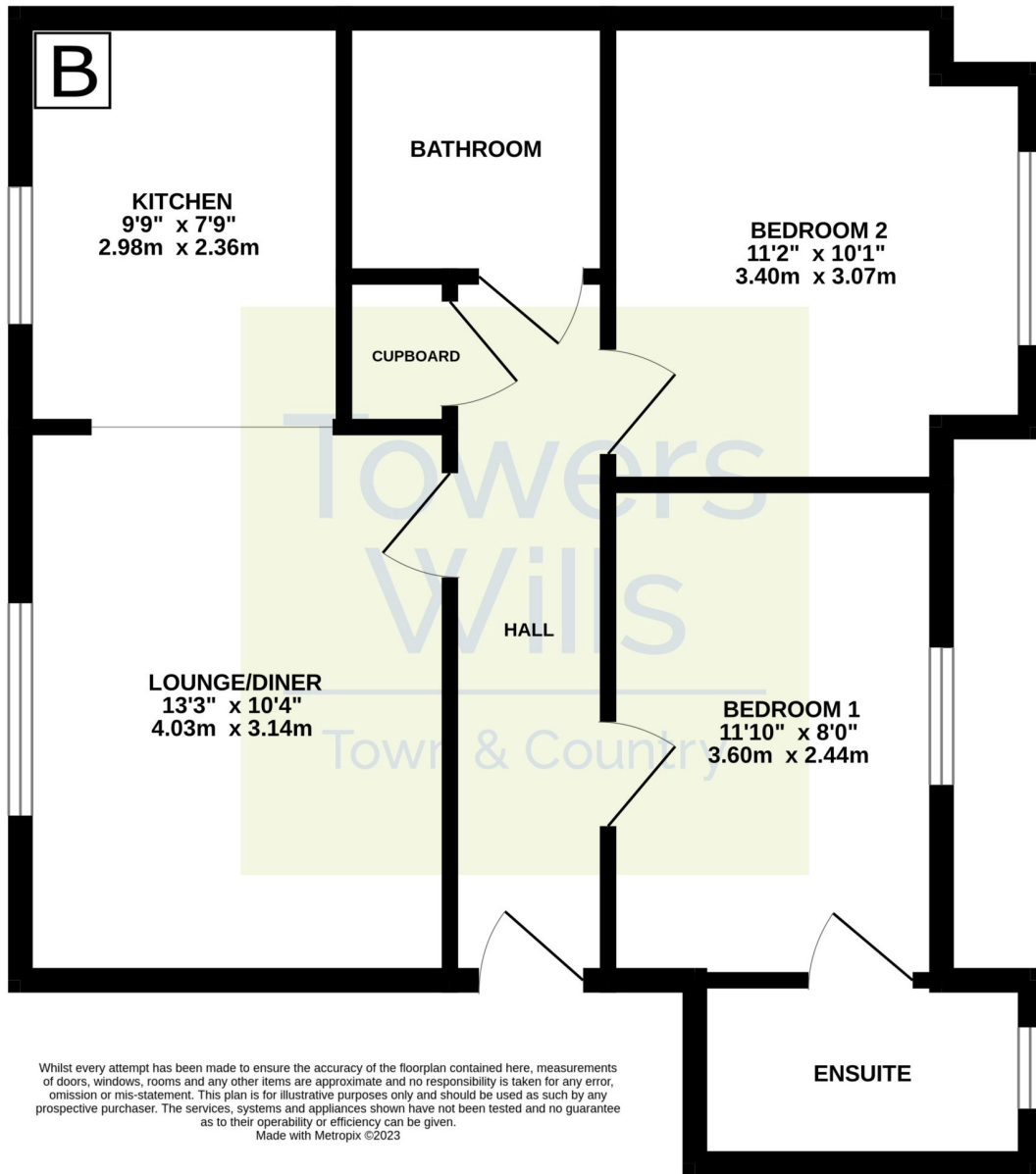
## Energy Efficiency

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



# Floor Plan

## GROUND FLOOR



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