

Towers Wills

Town & Country

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25, Crofton Park, Yeovil, Somerset BA21 4EB

Offers Over £135,000

This spacious first floor two bedroom maisonette is situated within walking distance of Yeovil Hospital and close to the town centre. The property is well presented throughout and briefly comprises; entrance hall, stairs to first floor, kitchen/diner, lounge, two double bedrooms, family bathroom and use of a shared garden. The property also benefits from the Share of Freehold.

Entrance Hall

Original tile floor and doors to both flats.

Flat Entrance

Stairs leading to first floor, under stairs storage area and ceiling light point.

First Floor Landing

Doors to lounge, bedroom two, bathroom and kitchen and storage cupboard.

Lounge 4.93m x 3.47m

Three sash windows to the front. Feature fireplace surround. Dado rail. Coving to ceiling. Radiator. Ceiling light point. TV aerial point. Door into stair well leading to the second floor.

Kitchen 4.30m x 2.60m

Fitted with a modern range of base and drawer units with wooden work tops, stainless steel sink and drainer unit inset, complementary wooden cladding to splash prone areas. Integrated electric oven and four ring gas hob with stainless steel splashback. Space for undercounter fridge freezer and freestanding washing machine. Wall mounted central heating combination boiler. Double glazed window to rear and radiator.

Bathroom 2.24m x 1.69m

Fitted with a suite comprising of WC, wash hand basin and bath with shower attachment. Partly tiled wall to splash prone areas, double glazed window to side and radiator.

Bedroom 2 3.67m x 3.08m

Double Glazed window to rear and radiator.

Second Floor Landing

Door leading to master bedroom and storage cupboard.

Bedroom One 3.37m x 3.59m

Two skylights to rear, window to rear and eaves storage space.

Outside

Accessed via a path leading down the side of the property, the garden is access by your own gate and is shared between flats 25 & 25a. The garden is currently laid to lawn with a selection of mature shrubs and is enclosed by fencing to the side and rear.

Agents Notes

Towers Wills have been made aware of a 999 years lease from 2019 and the property is currently offered with share of the freehold.

The vendor has also made Towers Wills aware that the property has gone under several refurbishments including double glazing the was fitted in December 2023, the boiler that was installed in September 2023, the chimney has been repointed, the roof felt and battens have been replaced

Key Features

- Spacious Two Bedroom Maisonette
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Share of Freehold
- Situated close to Yeovil Town Centre and Yeovil Hospital
- Shared Garden

Contact Us

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Energy Efficiency

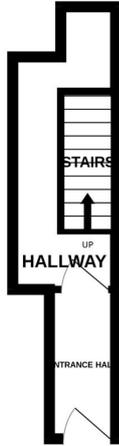
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

and the fire escape Velux window has been replaced.

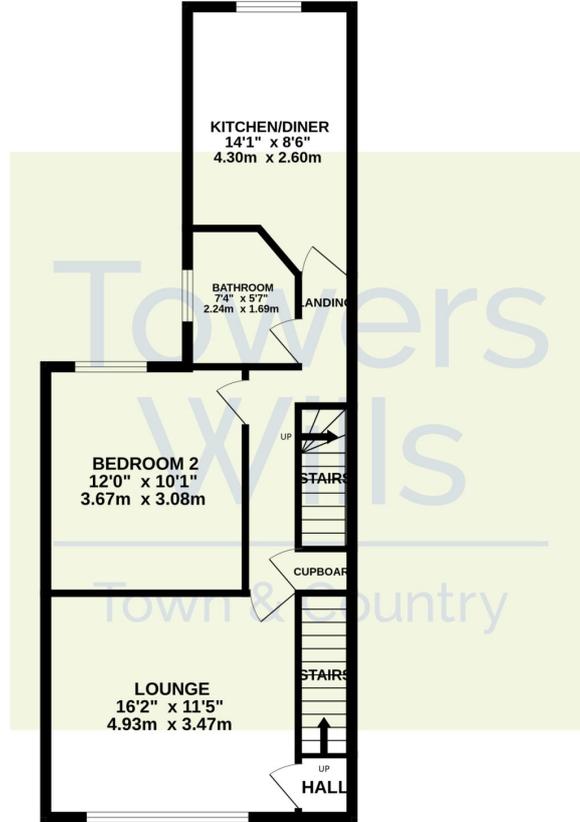


Floor Plan

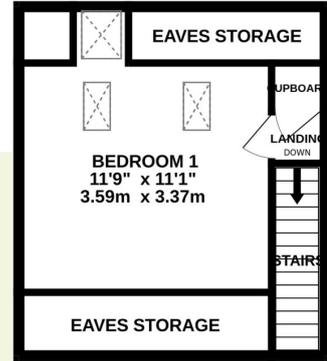
ENTRANCE FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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