

Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



4, The Forum, Abbey Manor Park, Yeovil, Somerset
BA21 3TL

£120,000

Towers Wills welcome to the market this spacious two bedroom first floor flat, situated in a convenient position within easy reach of the local parade of shops, school and amenities, and briefly comprises; reception hallway, lounge/diner, kitchen, two bedrooms, bathroom and parking. NO ONWARD CHAIN.

Reception Hallway

Door to the front, airing cupboard, storage cupboard, radiator and access to the loft space (via ladder and is part boarded).

Lounge/Diner

A spacious L-shape room with double glazed bay window to the front, radiator, TV and telephone point.

Kitchen

Comprising of a range of wall, base and drawer units, work surfacing with inset sink/drain, tiling to splashback, space for cooker, space for fridge/freezer, space and plumbing for washing machine and velux skylight.

Bedroom One

Double glazed window to the side, radiator and fitted wardrobes.

Bedroom Two

Double glazed window to the rear and radiator.

Bathroom

A modern white suite comprising bath with shower over, wash hand basin, low level w.c, part tiled, extractor fan and wall heater.

Parking

There is allocated parking for one vehicle.

Agents Note

The vendor has made us aware of the following charges:

Ground Rent: £40 per annum

Quarterly Service Charge: £42.34

Buildings Insurance: £203.01 for the calendar year as per invoice dated 1st April 2024.

Key Features

- NO ONWARD CHAIN
- Popular Abbey Manor Park
- First Floor Flat
- Two Bedrooms
- Allocated Parking

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill
Yeovil

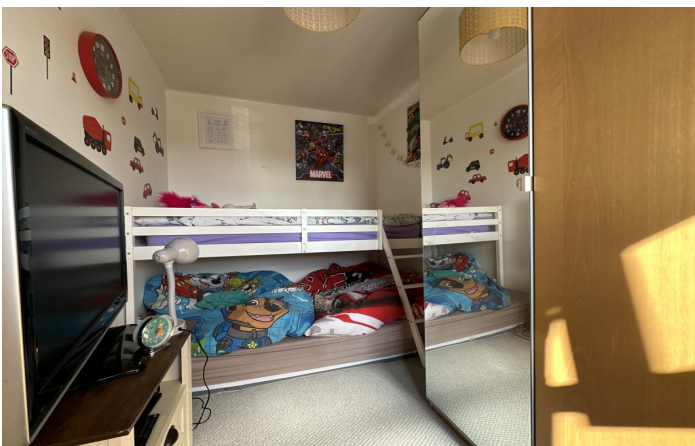
Somerset
BA202RF

T: 01935 577032

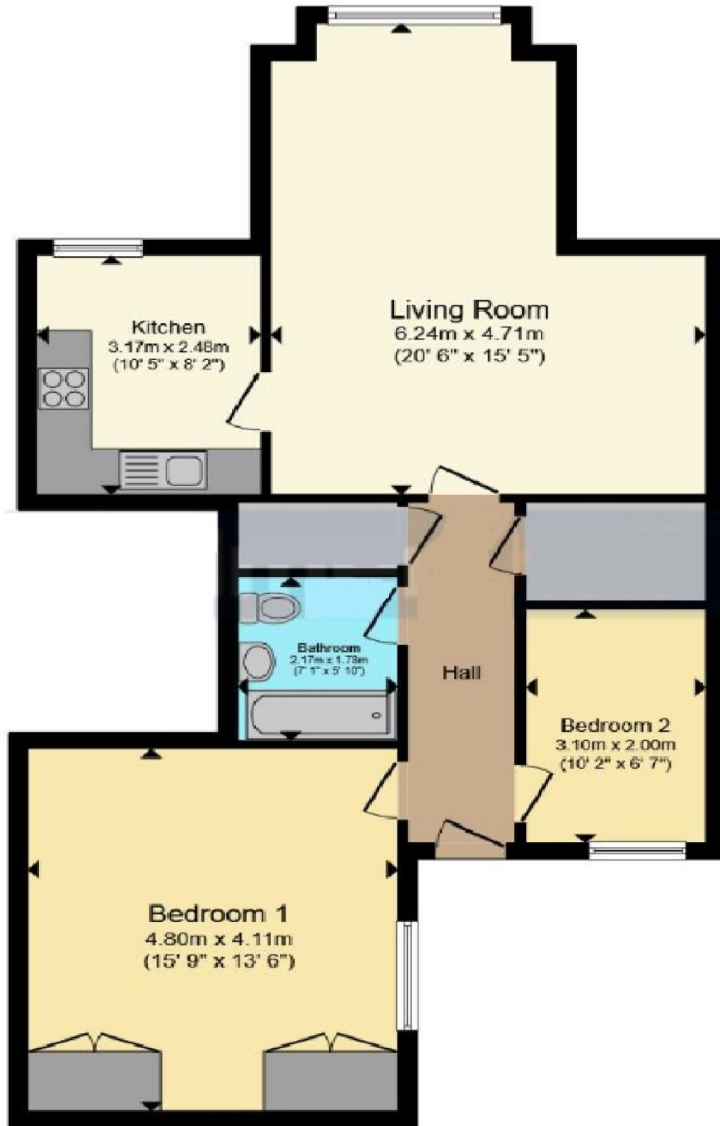
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		



Floor Plan



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

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