

Towers Wills

Town & Country

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13, Somerset Court, Yeovil, Somerset BA21 3FD

OIEO £150,000

Towers Wills welcome to the market this well presented, second floor, two bedroom apartment, situated within walking distance of Yeovil Hospital, town centre and Leonardo Helicopters. The property would make an ideal first time buy/buy to let investment and briefly comprises; reception hallway, lounge/diner, kitchen, two bedrooms, en-suite, bathroom and carport.

Ground Floor Entrance

Leading to communal lobby and stairs leading to the top floor.

Front Door

Entrance Hall

With door to the front, two storage cupboards and radiator.

Bedroom One 3.84m x 3.34m – maximum measurements
Double glazed window to the rear, radiator and built-in wardrobe.

En-suite

Comprising shower cubicle, wash hand basin, w.c, heated towel rail and extractor fan.

Bedroom Two 3.55m x 2.29m – maximum measurements
Double glazed window to the front and radiator.

Bathroom

Suite comprising bath with mixer tap shower, wash hand basin, w.c, double glazed window to the rear, shaver point, heated towel rail and extractor fan.

Lounge/Diner 5.68m x 3.62m – maximum measurements
Double glazed French doors to Juliette balcony, double glazed window to the front, radiator and double doors leading to the kitchen.

Kitchen 2.91m x 2.32m – maximum measurements
Comprising of a range of wall, base and drawer units, work surfacing with sink/drain, double glazed window to the front, gas combi boiler, integrated electric double oven, integrated electric hob with extractor over, integrated fridge freezer, space and plumbing for washing machine and integrated slimline dishwasher.

Parking

There is an allocated parking space in the carport to the rear of the property.

Agents Notes

The vendor has advised Towers Wills of the following:
Ground rent charge, that includes building insurance at £125 per year
Maintenance charge of £726 every 6 months.

Key Features

- Second Floor Apartment
- Two Bedrooms
- Master En-suite
- Carport
- Walking Distance to Town Centre & Hospital

Contact Us

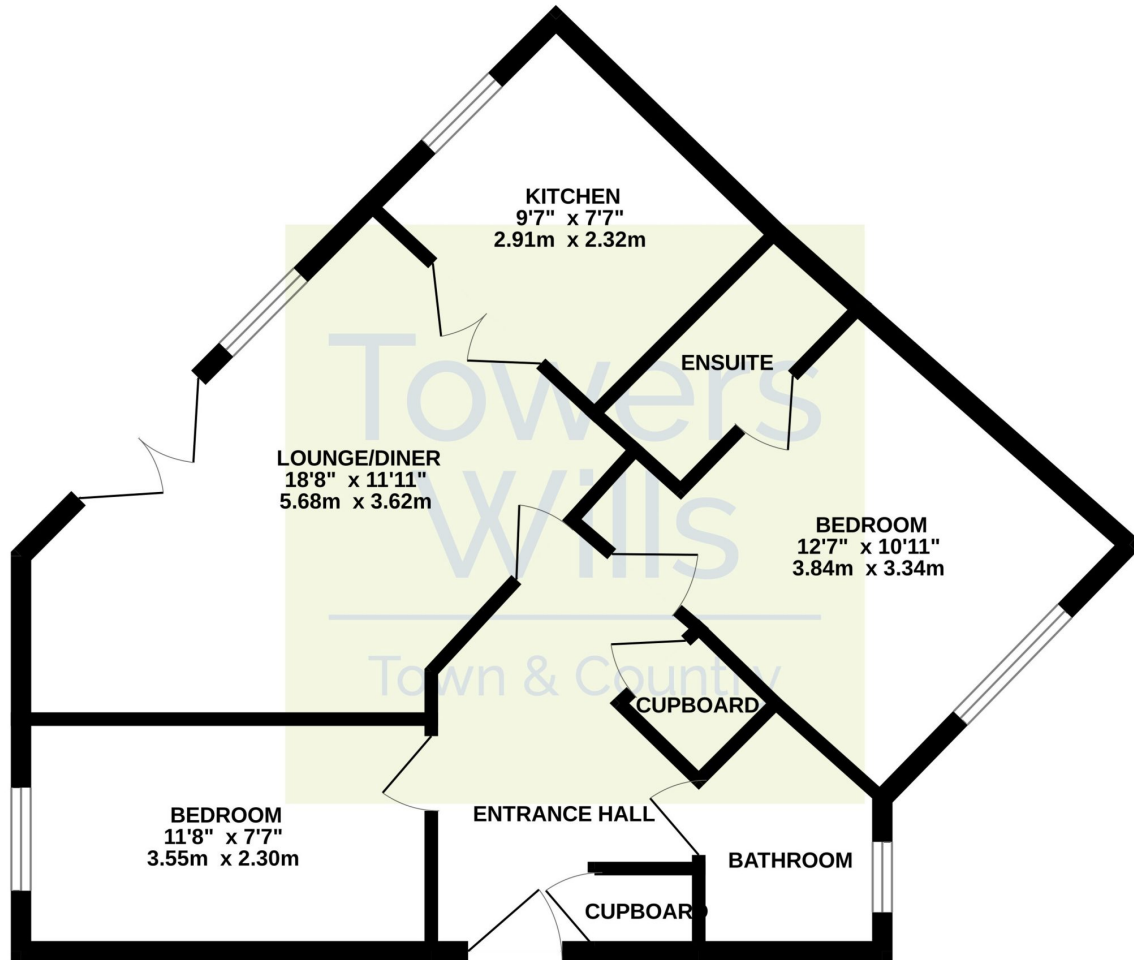
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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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