



78, Nelson Way, Yeovil, Somerset BA21 5DT

Offers Over £150,000

Towers Wills are pleased to offer to market this well-presented first floor apartment situated in the popular Wyndham Park Development benefitting from a new carpets, new bathroom and allocated parking. The property comprises; entrance hall, two double bedrooms with master en-suite, newly fitted bathroom and open plan kitchen/lounge area with balcony access and far-reaching countryside views. Ideal for a First Time Buyer or Investor.

Ground floor Communal Entrance

With stairs leading to the first floor.

Entrance Hall

Double glazed window to the rear, door to communal hallway, radiator, intercom and two storage cupboards.

Open Plan Kitchen/Lounge 4.49m x 5.86m

Double glazed patio doors leading to the balcony at the front of the property, radiator and double-glazed window to the rear.

Kitchen Area

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one bowl sink drainer, integrated gas hob with cooker hood over, integrated electric oven, radiator, extractor fan, integrated dishwasher, integrated fridge, integrated freezer, integrated washer/dryer and gas central heating boiler.

Bedroom One 3.03 x 4.54m

Double glazed window to the front and radiator.

En-suite

Suite comprising shower cubicle, wash hand basin, W/C, heated towel rail, extractor fan and shaver point.

Bedroom Two 3.53m x 2.63m

Double glazed window to the front and radiator.

Bathroom

Suite comprising bath with shower over, W/C, wash hand basin with vanity unit, double glazed window to side, heated towel rail, extractor fan and shaver point.

Outside

The property has one allocated car parking space.

Agents Notes

The vendor has advised that the most recent fees for the property were:

Ground rent: Approx £400 per annum

Service Charge: Approx £1600 per annum

The property is selling with c. 112 years remaining on the lease.

Key Features

- Well Presented Throughout
- First Floor Flat
- Popular Wyndham Park Development
- Allocated Parking
- Two Double Bedrooms

Contact Us

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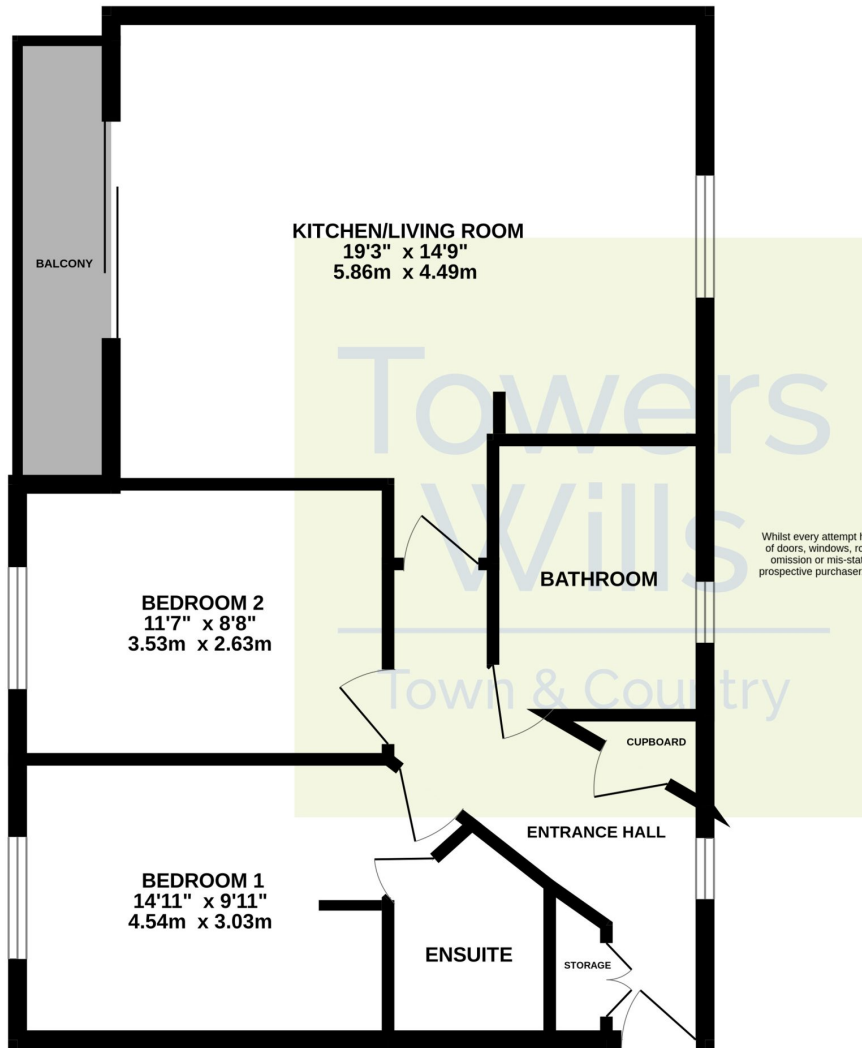
Energy Efficiency

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



Floor Plan

FIRST FLOOR



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