

# Towers Wills

Town & Country

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



**19, Hawks Rise, Yeovil, Somerset BA22 8XS**

**OIEO £140,000**

Towers Wills are pleased to welcome to market this modern and well-presented two-bedroom second-floor apartment in the popular Hawks Rise Development, close to local amenities. The bright and spacious accommodation includes a lounge/diner, fitted kitchen, contemporary bathroom, and two bedrooms. Additional features include secure entry, allocated parking, and access to a communal garden.

Accommodation:

A beautifully presented and spacious two-bedroom second-floor apartment, located within the highly sought-after Hawks Rise Development. This modern home enjoys an excellent position close to a range of local amenities and offers bright, airy accommodation finished to a high decorative standard throughout.

The apartment is accessed via a secure communal entrance with a telecom entry system and well-maintained stair access to all floors. Upon entering the apartment, you're welcomed into a hallway with two useful storage cupboards and access to loft space, enhancing the practicality of the home.

The generous lounge/diner features a large rear-facing double glazed window that floods the room with natural light. There's ample space for a dining table and chairs, inset ceiling spotlights, and an electric heater. The lounge flows effortlessly into the modern fitted kitchen, which is well-equipped with a range of wall, base, and drawer units, a stainless steel sink and drainer, integrated electric hob and double oven with extractor hood, and space for a washing machine and fridge/freezer.

The main bedroom is a spacious double with a rear-facing window and room for freestanding furniture. The second bedroom is ideal for use as a guest room, nursery, or home office, with a front-facing window. The contemporary bathroom features a bath with shower over, vanity unit with inset wash hand basin, WC, and a heated towel rail.

Externally, the property benefits from one allocated parking space and access to a well-kept communal garden, which is laid to lawn with a paved patio area – perfect for relaxing or entertaining outdoors. An outside tap adds to the convenience.

This stylish and well-located apartment is ideal for first-time buyers, professionals, or investors, offering low-maintenance living in a popular development.

Agents Note:

The vendor has advised us of the following lease details:  
102 years remaining  
Service charge: £1,400 per annum  
Ground rent: TBC

Key Features

- Well Presented
- Second Floor Apartment
- Two Bedrooms
- Allocated Parking
- Communal Gardens

Contact Us

**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: info@towerswills.co.uk

Energy Efficiency

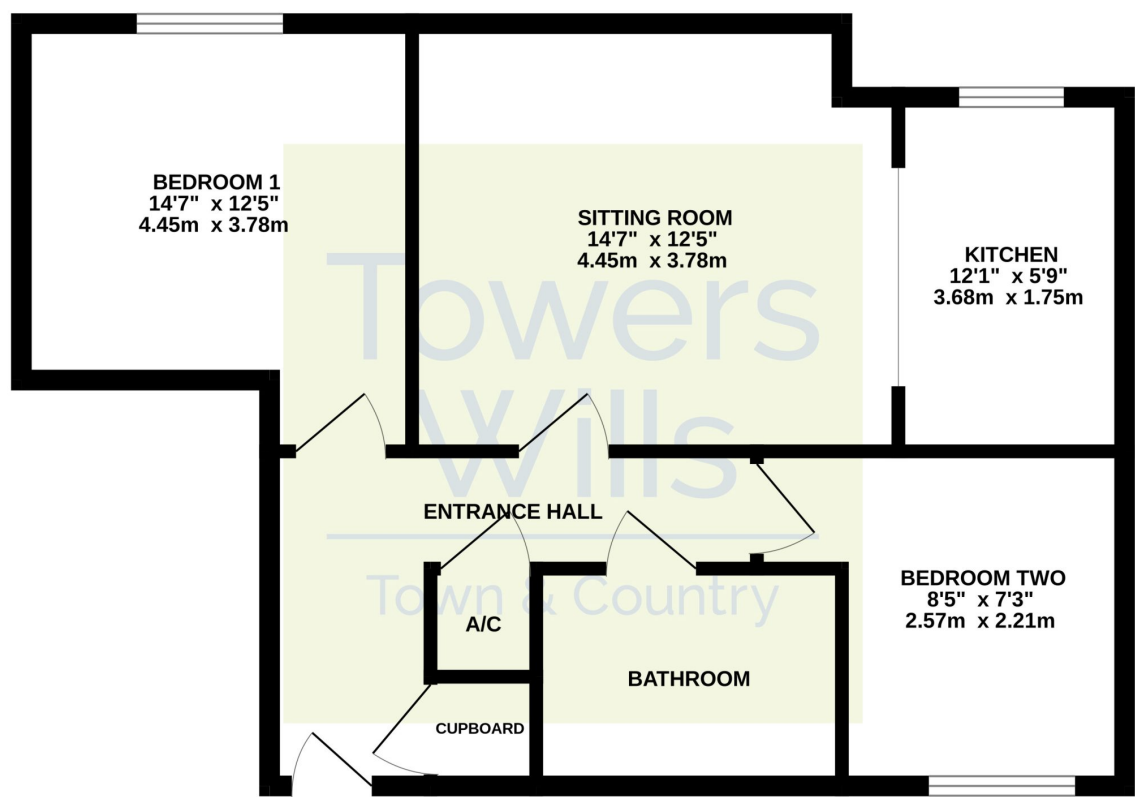
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Floor Plan

## GROUND FLOOR



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