



**64, Montacute Road, Yeovil, Somerset BA22 8ZD**

**£150,000**

Towers Wills are pleased to welcome to market this well-presented top floor apartment offering spacious accommodation in a convenient location and with far reaching views. The property includes two double bedrooms (master with fitted wardrobe), a bright dual-aspect lounge, and a modern kitchen with integrated oven, gas hob, and space for appliances. The family bathroom is finished with a white suite, shower over bath, and heated towel rail. Additional benefits include two large storage cupboards, intercom entry system, double glazing throughout, allocated parking, and no forward chain.

Accommodation:

This beautifully presented top floor apartment offers modern, spacious living in a well-maintained development, ideal for first-time buyers, investors, or those looking to downsize. Recently redecorated throughout and boasting brand new carpets, this property is ready to move straight into.

The accommodation is accessed via a welcoming entrance hall featuring an intercom system and two generous storage cupboards. From here, all rooms are easily accessible, including two well-proportioned double bedrooms. The master bedroom benefits from a fitted wardrobe and both rooms enjoy natural light from side-facing double glazed windows. The bright and airy lounge is a standout feature, with dual-aspect double glazed windows to the front and side, providing an abundance of natural light. The kitchen is accessed directly from the lounge and is fitted with a range of modern wall, base and drawer units. Additional features include an integrated oven with gas hob and cooker hood, one and a half bowl sink with drainer, and space for a fridge freezer, dishwasher, and washing machine. A side-facing double glazed window completes the space. The contemporary family bathroom is finished in a clean white suite, comprising a panelled bath with shower over, WC, wash hand basin, wall-mounted heated towel rail, and a fitted mirror with lighting.

Externally, the property benefits from allocated parking, and is conveniently offered with no forward chain, making for a smooth and speedy transaction.

Early viewing is highly recommended to fully appreciate the quality and space this apartment offers.

Key Features

- Two double bedroom top floor apartment
- Spacious dual-aspect lounge
- Modern kitchen
- Allocated parking space
- Offered with no forward chain

Contact Us

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

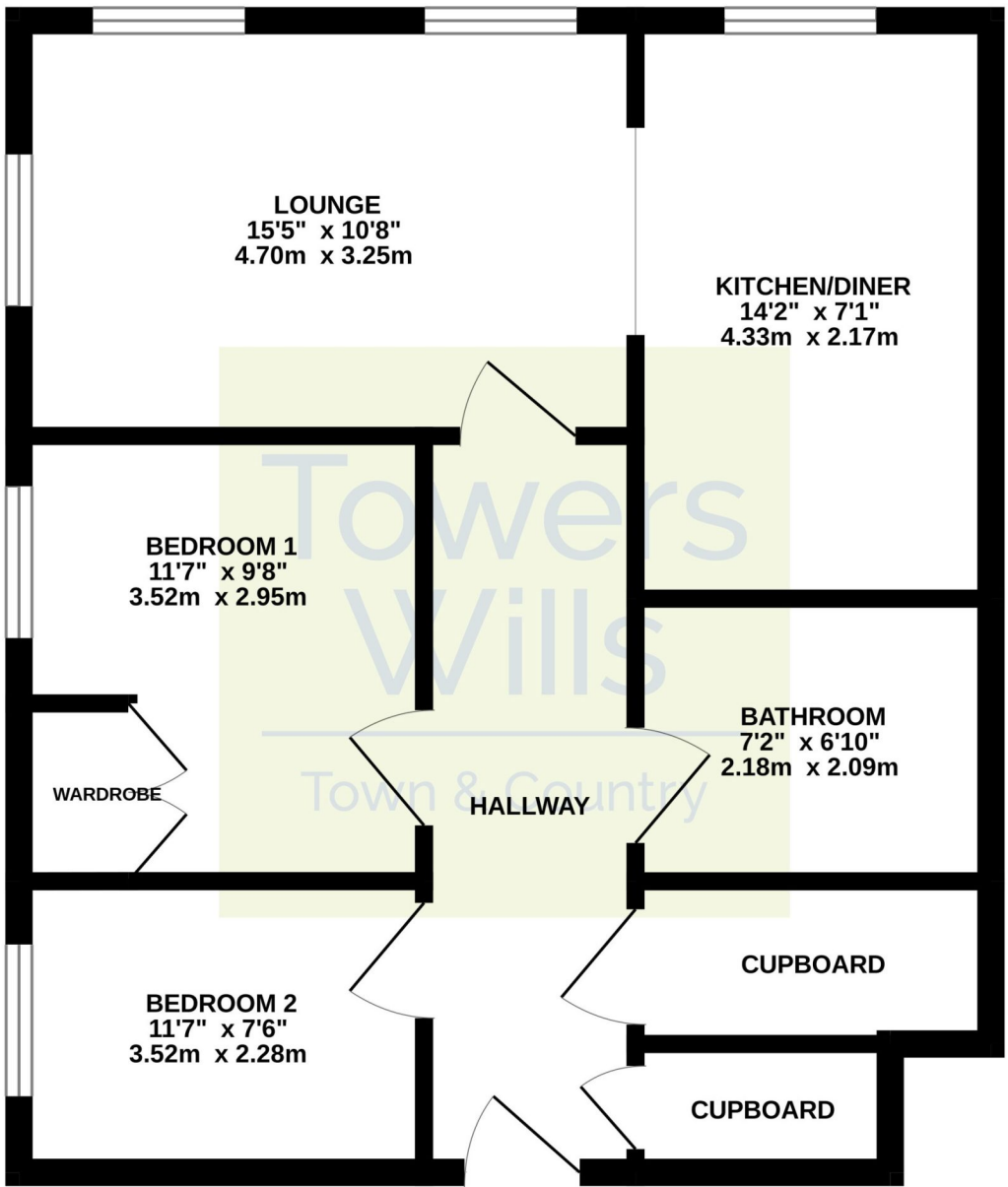
Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | 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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