

Towers Wills

Town & Country

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Flat 1, Yeo Valley, Stoford, Yeovil, Somerset BA22 9UX

£170,000

Towers Wills are delighted to welcome to the market this well-presented two-bedroom ground floor apartment, situated in the popular village of Stoford, just a five-minute drive from Yeovil and its amenities. Conveniently located for the local train station, the property combines village living with beautiful surrounding countryside. A particular feature is the private entrance, positioned away from the communal car park, along with a private garden enjoying countryside views. The accommodation comprises entrance hall, kitchen, lounge/diner, two double bedrooms and bathroom. The property also benefits from allocated parking and visitor spaces.

Accommodation:

Entrance Hall

Private entrance door, electric radiator, useful storage cupboard and airing cupboard housing the hot water tank.

Kitchen – 4.41m x 2.04m

Fitted with a range of wall and base units incorporating a two-bowl porcelain sink/drainер, integrated washing machine, integrated fridge/freezer, integrated dishwasher, integrated induction hob and integrated electric oven with extractor hood over.

Lounge/Diner – 5.74m x 3.19m

A light and spacious reception room with large double glazed window to the front, enjoying views over the surrounding countryside, and modern electric radiator.

Bedroom One – 4.20m x 3.67m

Double glazed window to the front enjoying countryside views, modern Dimplex electric radiator and freestanding wardrobes.

Bedroom Two – 4.80m x 2.61m

Double glazed window to the side and modern Dimplex electric radiator.

Bathroom

Fitted with a shower cubicle, WC and wash hand basin, together with electric heated towel rail and extractor fan.

Outside:

To the front of the apartment block is a large communal car park providing an allocated parking space together with additional visitor parking. The property benefits from its own private garden area, which is largely laid to lawn with mature shrubs and planted borders, enjoying views towards the surrounding countryside.

This well-presented ground floor apartment is a particularly attractive proposition for those looking for a property combining village living with convenient access to Yeovil and the local train station. Please contact Towers Wills for further information and to arrange a viewing.

Agents Note:

The current owners have advised us of the following lease details:
973 years remaining
Service charge: £845.65 per annum
Ground rent: £100 per annum

Key Features

- Well Presented Throughout
- Ground Floor Flat
- Two Double Bedrooms
- Popular Village Location
- Allocated Parking
- Internal Viewing Highly Recommended

Contact Us

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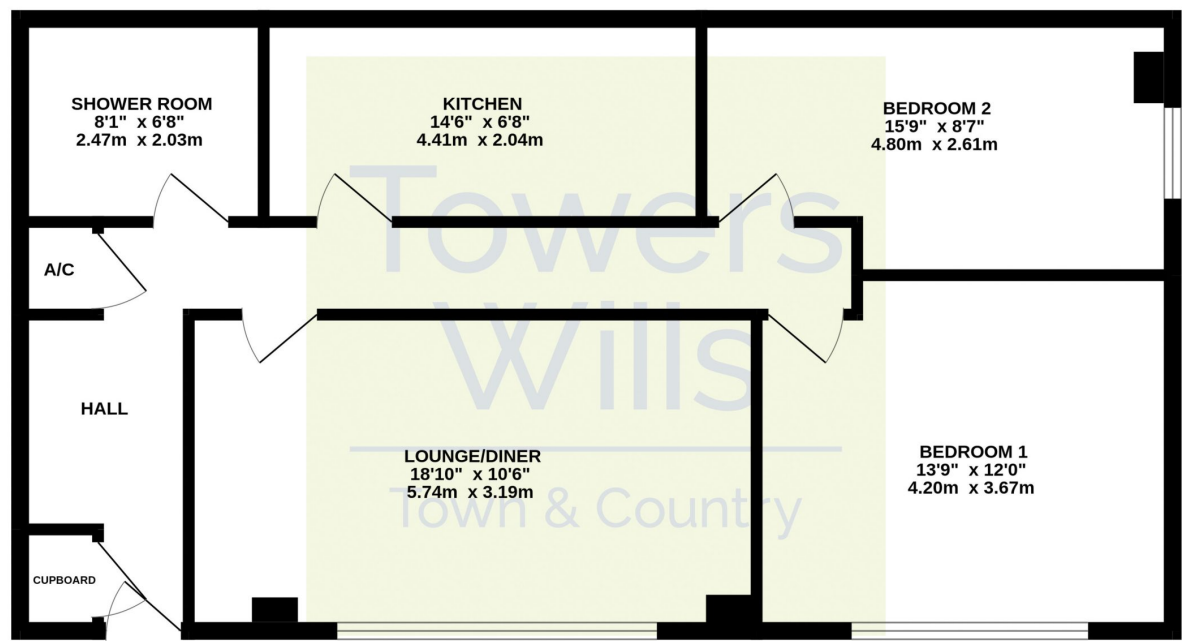
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan

GROUND FLOOR



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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