



## Property Location

At the heart of Yeovil town, opposite the Octagon Theatre and 2 minutes' walk from the beautiful Ninesprings Country Park, this retirement complex has it all with local shops, restaurants, doctors' surgery and Yeovil District Hospital close by.

28 Homeville House, Hendford, Yeovil, Somerset, BA20 1UZ

Approximate Gross Internal Area = 45.2 sq m / 486 sq ft

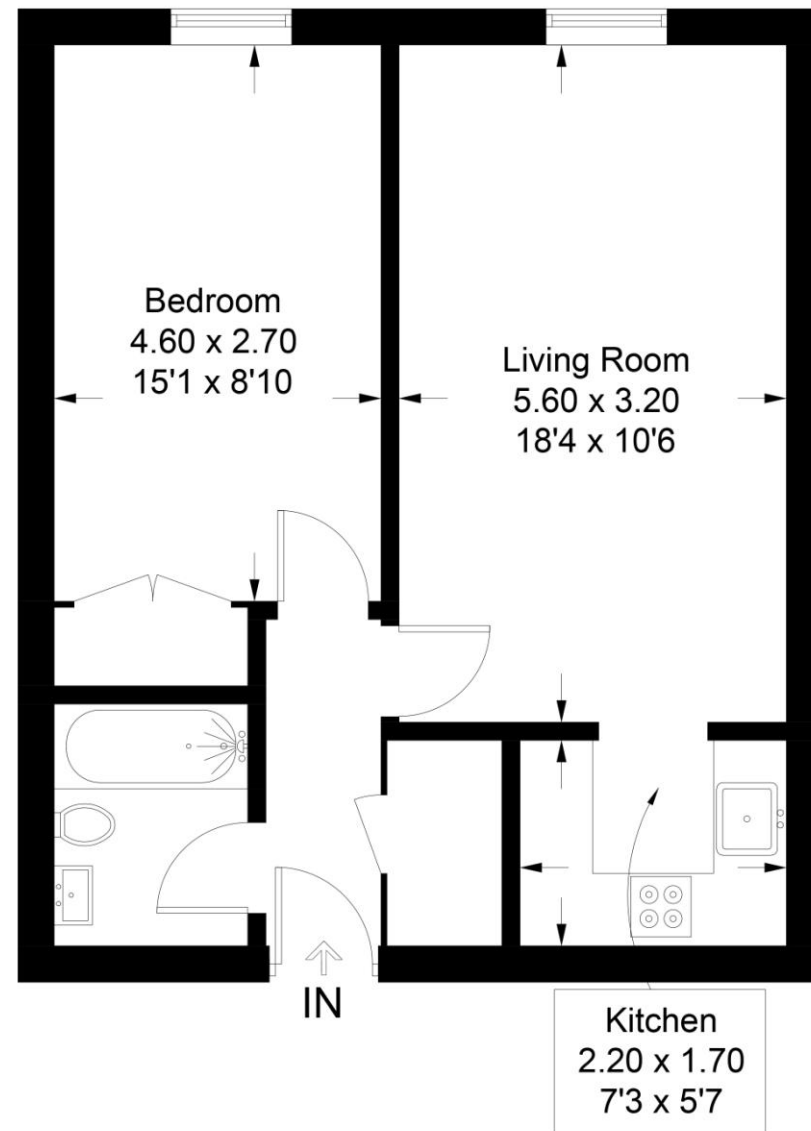


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1040868)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Hendford, Yeovil

Offers In Region Of £60,000

**28 Homeville House  
Yeovil  
BA20 1UZ**

**Key features:**

- Retirement Apartment
- Second Floor
- Lift Access
- Communal Gardens
- Close to Town Centre
- Close to Doctors' Surgery
- Communal Facilities
- 58 Years Remaining on Lease



**Why you'll like it**

This is a well presented one bedroom retirement apartment within the Homeville House community in central Yeovil, being just 5 minutes' walk from Yeovil town centre, Doctors' Surgery and shops. The flat benefits from a fitted kitchen and bathroom with full access to a communal lounge and laundry room on the ground floor, plus lift access to all floors. The House has an active community and a manager that organizes social events and optional trips.

**ENTRANCE HALL** Front door to the apartment from the communal hallway. Small hallway with doors leading to the bedroom, bathroom and sitting room plus hall cupboard. Neutral carpet and decor. Emergency call system. Large airing cupboard housing hot water immersion tank, electricity meter and consumer unit plus plenty of storage space.

**SITTING/DINING ROOM** 18' 4" x 10' 5" (5.6m x 3.2m) Spacious living room with plenty of space for both seating and dining areas. Double glazed window to the front of the building. Neutral carpet and decor. Electric storage heater plus attractive fireplace with electric fire. Archway to kitchen.

**KITCHEN** Compact kitchen with modern wood-effect kitchen units and black laminate work surface. Free standing Amica electric oven. Neutral walls and vinyl flooring. Extractor fan. Space for fridge freezer.

**BEDROOM** 15' 1" x 8' 10" (4.6m x 2.7m) Good sized double bedroom with front aspect double glazed window. Neutral carpet and decor. Electric storage heater. Fitted wardrobes.

**BATHROOM** Modern bathroom with white suite of basin with cupboard beneath, WC and bath with electric Mira shower above. Assisted bath seat fitted. Electric fan heater, heated towel rail plus extractor fan fitted. Grey vinyl flooring and neutral walls with white tiling.

**COMMUNAL AREAS** Homeville House benefits from a laundry room plus communal sitting room. An in-house manager is in attendance with office on ground floor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

