

## Property Location

This apartment is located in a popular residential area of the South Somerset village of Ilchester, which benefits from a primary school (within short walking distance), shops, pubs and restaurants. The market town of Yeovil is a 15-minute drive away.

### Flat 12 Richmond Court, Eagle Close, Ilchester, Somerset, BA22 8JY

Approximate Gross Internal Area = 75.6 sq m / 817 sq ft

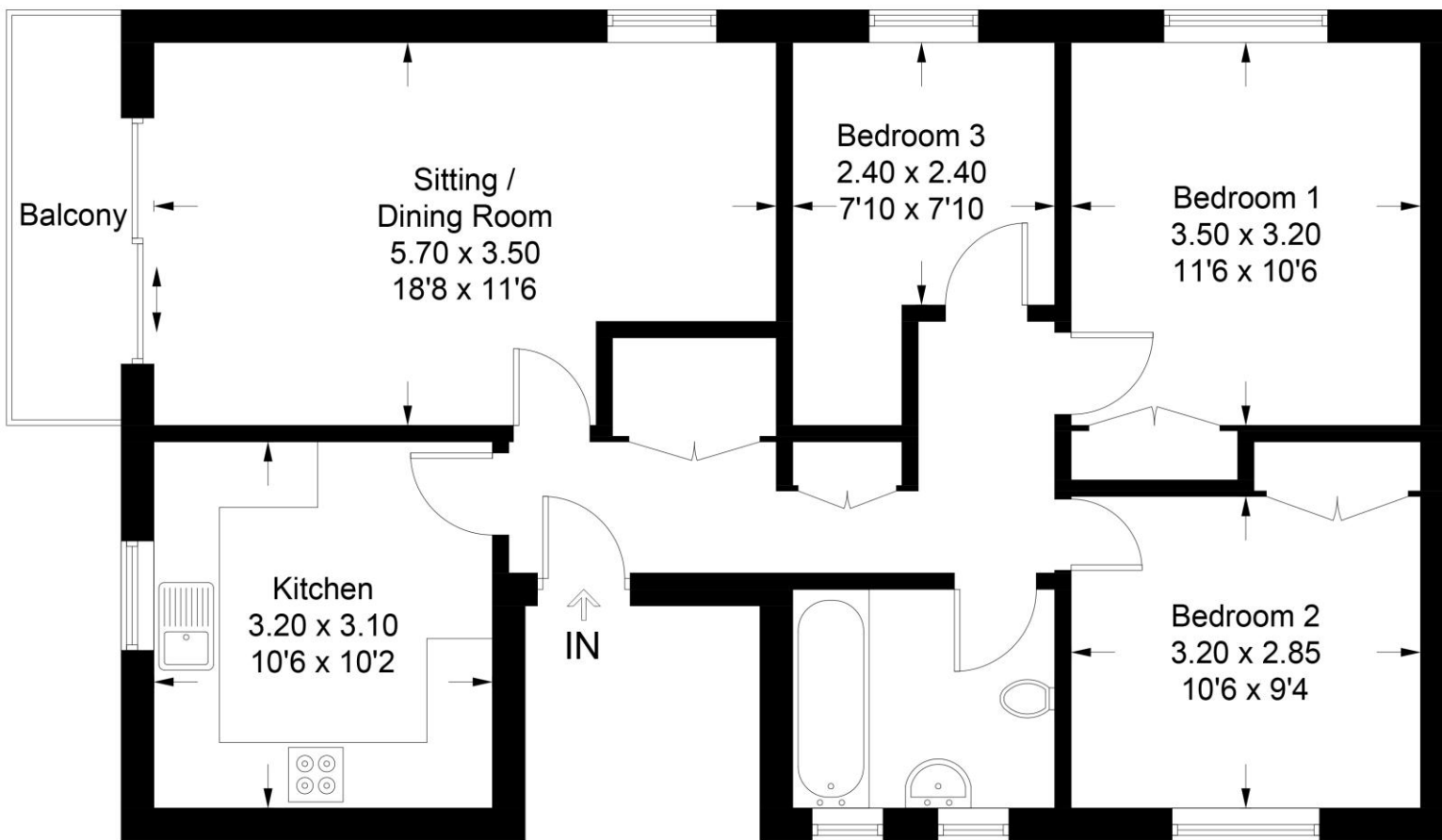


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143299)



**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.



## Richmond Court, Eagle Close

Asking Price Of £150,000



12 Richmond Court  
Ilchester  
BA22 8JY

Key features:

- Ground Floor Apartment
  - 3 Double Bedrooms
  - Spacious Accommodation
  - Off Road Parking
- Available
- Double Glazing
  - Gas Central Heating
  - Ideal First Home or Rental Investment
  - Village Location



Why you'll like it

Spacious Ground Floor 3-bedroom apartment in a popular residential area of Ilchester village. Just a 5 minute walk away from the Primary School and local shops. Gas Central heating and double glazing. There are communal gardens for drying plus off-road unallocated parking. Ideal rental investment or first time home. Potential gross rental income of £11,400pa.

ENTRANCE HALL Double glazed front door opening into the main hallway from which doors to all rooms lead. Neutral decor and carpet. Radiator and 2 fitted cupboards providing plenty of storage space.

SITTING/DINING ROOM 18' 8" x 11' 5" (5.7m x 3.5m) Good sized living room with plenty of space for both seating and dining areas. Double glazed window to the front and sliding doors opening to the juliet balcony. Neutral decor and carpet. Radiator.

KITCHEN 10' 5" x 10' 2" (3.2m x 3.1m) Kitchen with double glazed window to the side. Attractive fitted cream kitchen units with a wood-effect laminate work surface. Tile-effect vinyl flooring and neutral decor with a mustard-yellow splashback. Appliance spaces for washing machine and cooker, and fitted over-hob extractor.

BEDROOM ONE 11' 5" x 10' 5" (3.5m x 3.2m) Double bedroom with double glazed window. Radiator and built-in wardrobe. Decorated in attractive neutral tones and carpet.

BEDROOM TWO Double bedroom with double glazed window. Radiator and built-in wardrobe. Neutral decor and carpet.

BEDROOM THREE Good sized single bedroom with double glazed window. Radiator. Neutral decor and carpet.

BATHROOM Attractive family bathroom, fully tiled in neutral tones with matching tile-effect vinyl flooring. Cream suite of WC, pedestal basin and bath with shower above. Double glazed window and radiator.

OUTSIDE To the rear of the block there is an allocated outside storage cupboard suitable for bikes etc. There are communal gardens including washing lines.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		