



Property Location

Chudleigh Mill is located at the eastern edge of Yeovil and offers scenic views of the River Yeo. Yeovil Golf Course is 5 minutes' walk away whilst the many amenities of Yeovil Town Centre - including its theatre, cinema, shops and hospital - are just 5 minutes by car or a pleasant stroll through Yeovil Country Park.

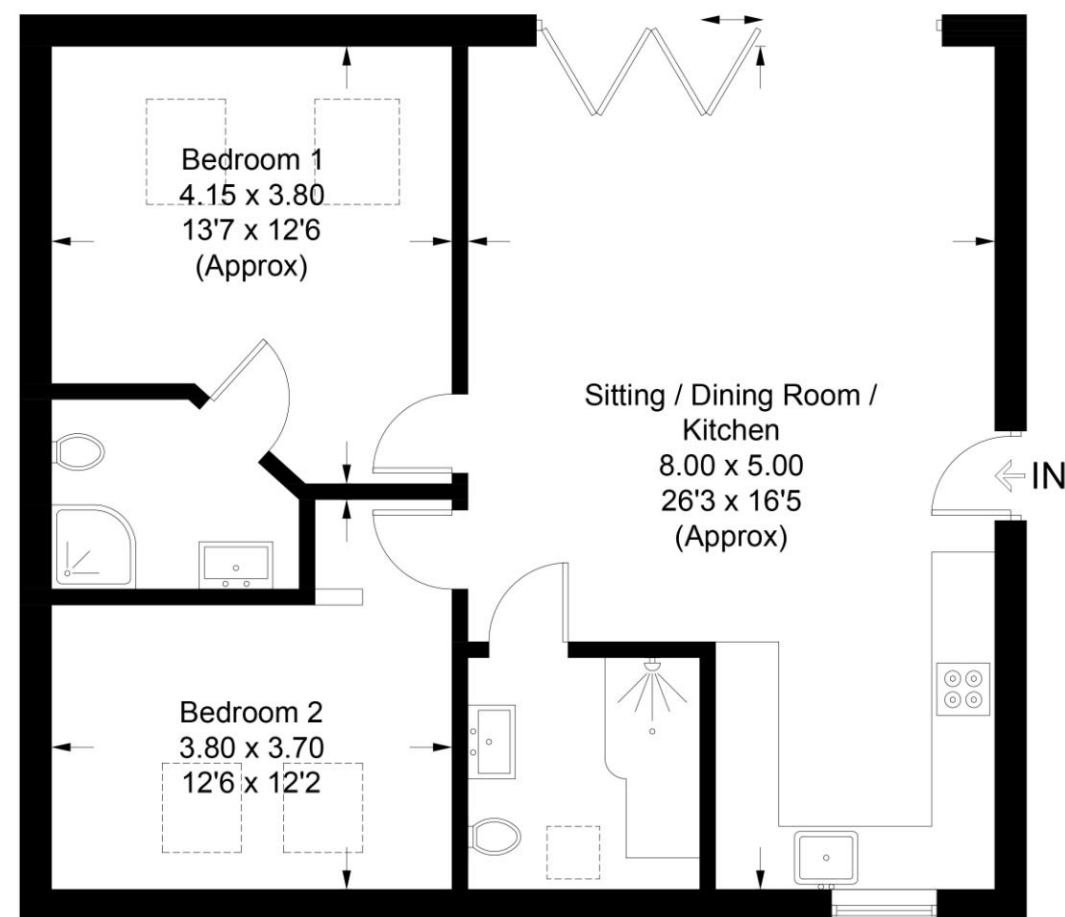


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1151327)



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.



Chudleigh Mill, Yeovil

Asking Price Of £180,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: yeovil@martinco.com

<http://www.martinco.com>



Chudleigh Mill
Yeovil
BA21 5BJ

Key features:

- Riverside Views
 - Modern Apartment
 - Master En Suite
 - Allocated Parking
 - Ideal Location
 - Gas Central Heating
 - Open Plan Living
 - Secure Intercom Entry
 - Service Charges
- £1054.30pa
- Ground Rent £350pa
 - 235 Years Remaining

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Simply stunning modern riverside property located in a converted mill on the outskirts of the bustling South Somerset market town of Yeovil and just 10 minutes' drive to Sherborne with its historic abbey and boutique shops. With bi-folding doors opening to beautiful river views, this is a special apartment also benefitting from allocated parking, gas central heating, luxury modern fixtures and fittings, secure intercom entry and much more. Pen Mill railway station is a short walk away. Early viewing highly recommended.

COMMUNAL STAIRWELL Ground floor entrance to communal hallway and stairwell. Intercom entry system to Apartment 7. Light and airy stairwell rising to the 2nd floor landing with private entrance to the apartment.

SITTING/DINING ROOM/KITCHEN 26' 2" x 16' 4" (8m x 5m) Impressive open-plan sitting / dining room / kitchen with folding bi-fold doors across one side of the room with river-side and country views. With plenty of space for both dining and seating areas, this is open-plan living at its best. Attractive wood-effect vinyl flooring and neutral decor.



The modern fitted kitchen has all-integral appliances including dishwasher, fridge, freezer, oven, hob and Neff extractor fan. The units are high-gloss in neutral tones with a granite work-surface. The Worcester gas boiler is fitted in one cupboard. There is a double glazed window to the rear of the kitchen looking to the front of the main building. One radiator and the intercom entry phone.

MASTER BEDROOM 13' 7" x 12' 5" (4.15m x 3.8m) Double bedroom with en suite shower room attached. Neutral decor and carpet. Two Velux windows and radiator.

EN SUITE Shower room with white suite of basin in fitted cupboard, toilet and shower cubicle. Tile-effect vinyl flooring and neutral tiled walls. Two vanity cabinets and extractor fan.

BEDROOM TWO 12' 5" x 12' 1" (3.8m x 3.7m) Double bedroom with useful built-in storage area. Neutral carpet and decor. Two velux windows and radiator.

BATHROOM Main bathroom with white suite of bath with shower above and rotating screen, hand wash basin in fitted cupboard unit and toilet. Tile effect vinyl flooring and neutral wall tiles. Velux window and radiator.

OUTSIDE There is one allocated car-port parking space.

