



## Property Location

Homeville House is sited on Hendford, just to the south of the main town centre but just a 5 minute walk to the shops, cafes and restaurants. Hendford Doctors' Surgery is a couple of doors down, whilst the attractive parkland of Nine Springs Country Park is just beyond the opposite side of the road.



### 5 Homeville House, Hendford, Yeovil, Somerset, BA20 1UZ

Approximate Gross Internal Area = 40.8 sq m / 439 sq ft

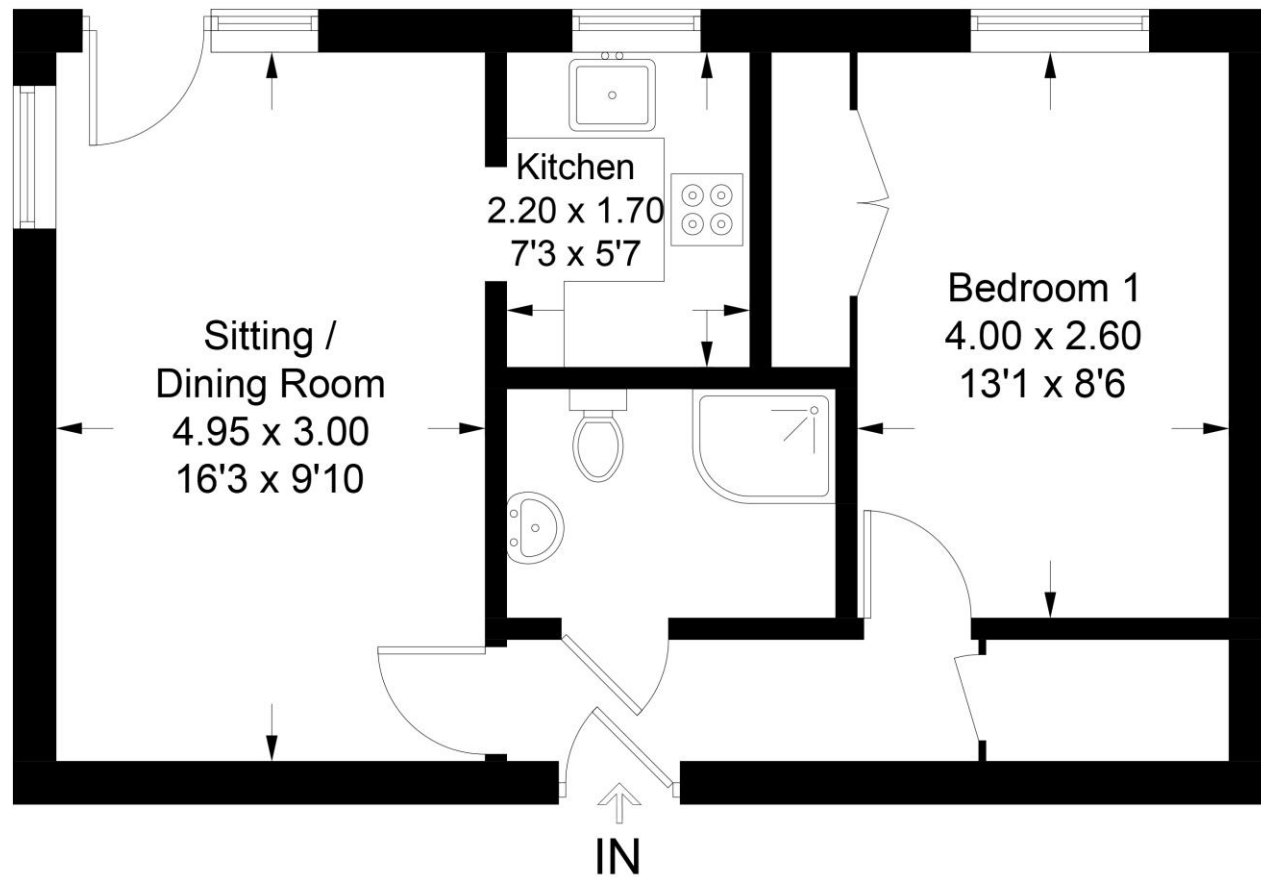


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1161896)



**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

Asking Price Of £65,000



5 Homeville House  
Yeovil  
BA20 1UZ

Key features:

- Ground Floor Apartment
- Communal Gardens
- New Carpets
- Modern Kitchen and Bathroom
- Corner Plot
- Close to Doctors' Surgery
- Communal Facilities
- 58 Years Remaining on Lease
- Over 60s



Why you'll like it

Beautifully presented ground floor 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 being a corner flat and as such has windows from the kitchen plus door out to the gardens from the sitting room. There is full access to a communal lounge and laundry room whilst the House has an active community and a manager that organizes social events and optional trips.

ENTRANCE HALL Private front door from the communal ground floor hallway. Welcoming hallway with attractive wooden-laminate flooring and white painted walls. Large cupboard providing useful storage space.

SITTING/DINING ROOM 16' 2" x 9' 10" (4.95m x 3m) Spacious reception room with plenty of space for both seating and dining areas. Neutral walls and recently replaced carpet. Double glazed window to the side and door opening to the rear into the communal gardens. Archway to the kitchen. Modern electric storage heater and feature electric fireplace.

KITCHEN 7' 2" x 5' 6" (2.2m x 1.7m) Attractive bright kitchen with double glazed window overlooking the gardens. Fitted kitchen with cream units and wooden-laminate work surface. Wood-effect vinyl flooring and cream wall tiles with decorative features. Integrated electric oven and hob with extractor fan above. Space for tall fridge freezer.

BEDROOM 13' 1" x 8' 6" (4m x 2.6m) Good sized double bedroom with double glazed window. Fitted wardrobes providing useful storage. Neutral carpet (recently fitted) and walls. Electric storage heater.

BATHROOM Modern bathroom with white suite of toilet, basin in fitted units and large corner shower cubicle. Ceramic tiled walls and vinyl flooring. Chrome heated towel rail. Large fitted mirrors with lighting. Extractor fan.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

