



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.

9 Richmond Court, Eagle Close, Ilchester, BA22 8JY

Approximate Gross Internal Area = 76.8 sq m / 827 sq ft
(Including External Cupboard)

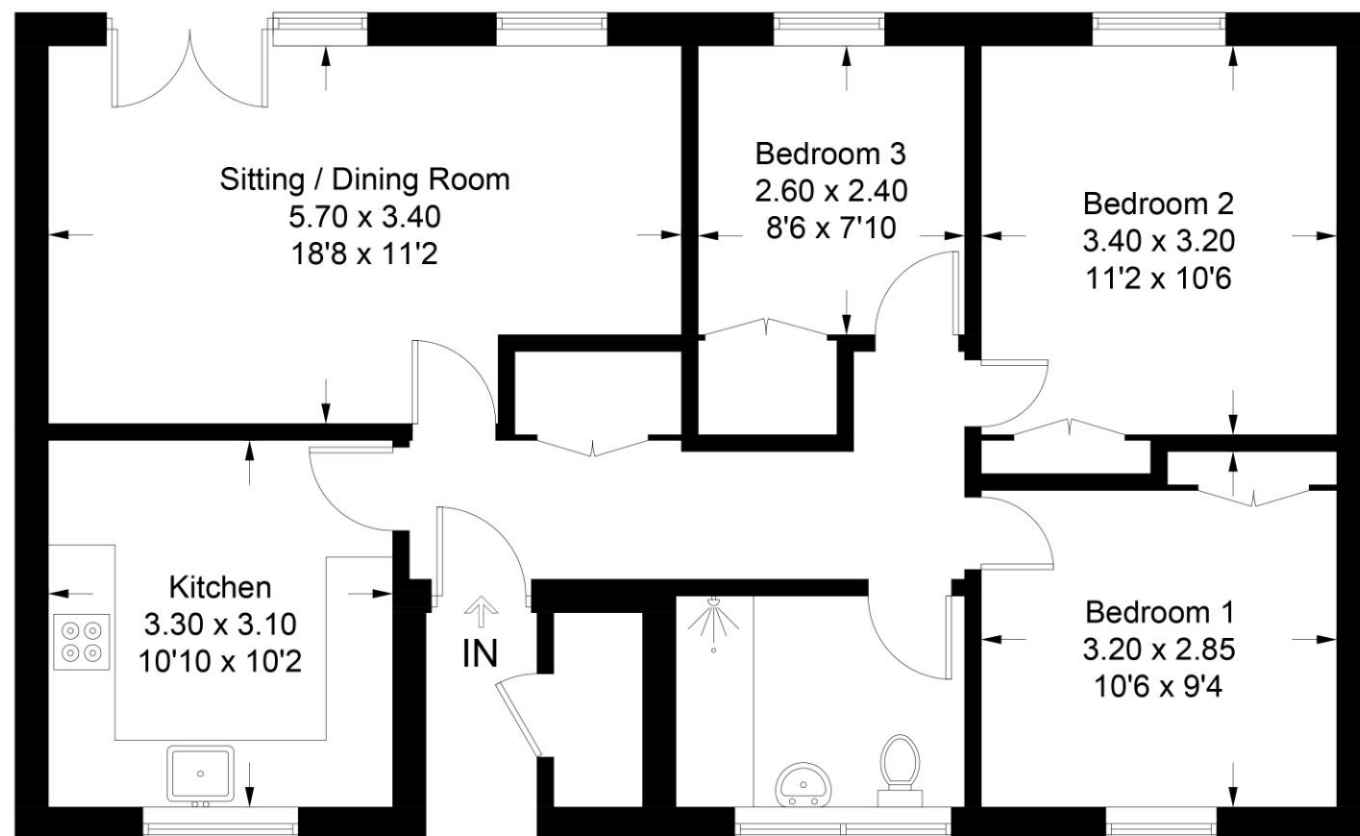


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1162381)



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.

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Richmond Court, Ilchester

Asking Price Of £120,000



9 Richmond Court Ilchester BA22 8JY

Key features:

- Spacious Accommodation
- Modern Bathroom
- Communal Gardens
- Plenty of Storage
- Tenants In Situ
- £11,000pa Income
- 62 Year Lease
- £900pa Service Charge

Charge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Very 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 throughout.
There are communal gardens for drying plus off-road unallocated parking.
Ideal rental investment or first time home. Tenants in situ with income achieved £11,000pa.

ENTRANCE HALL Double glazed front door leading into the main hallway with doors leading to all rooms.
Neutral decor and wood-effect laminate flooring.
Storage cupboard and radiator.

KITCHEN/DINER 10' 9" x 10' 2" (3.3m x 3.1m) Modern kitchen which has space for a dining table.
White fitted units with black work surface and light blue tiling.
Spaces for washing machine, fridge freezer and oven.
Double glazed window.
Wood effect vinyl flooring.
Radiator and wall-mounted Worcester gas boiler.



SITTING/DINING ROOM 18' 8" x 11' 1" (5.7m x 3.4m) Large reception room with plenty of space for both seating and dining areas.
Double glazed French doors opening to a small balcony plus two double glazed windows.
Neutral carpet and decor.
Radiator.

BEDROOM ONE 10' 5" x 9' 4" (3.2m x 2.85m) Double bedroom with double glazed window.
Neutral decor and carpet.
Radiator.
Fitted wardrobe.

BEDROOM TWO 11' 1" x 10' 5" (3.4m x 3.2m) Double bedroom with double glazed window.
Neutral decor and carpet.
Radiator.
Fitted wardrobe.

BEDROOM THREE 8' 6" x 7' 10" (2.6m x 2.4m) Double bedroom with double glazed window.
Neutral decor and carpet.
Radiator.
Fitted wardrobe.

BATHROOM Family bathroom with high-level double glazed window.
White suite of toilet and basin fitted into cupboard units with black counter.
Bath with shower above and folding screen.
White tiled walls and black tiled flooring.
Extractor fan and heated towel rail.

OUTSIDE To the right of the front door is a lockable storage cupboard ideal for bikes etc.
To the rear of the building are

