



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.

36 Homeville House, Hendford, Yeovil, BA20 1UZ

Approximate Gross Internal Area = 44.4 sq m / 478 sq ft

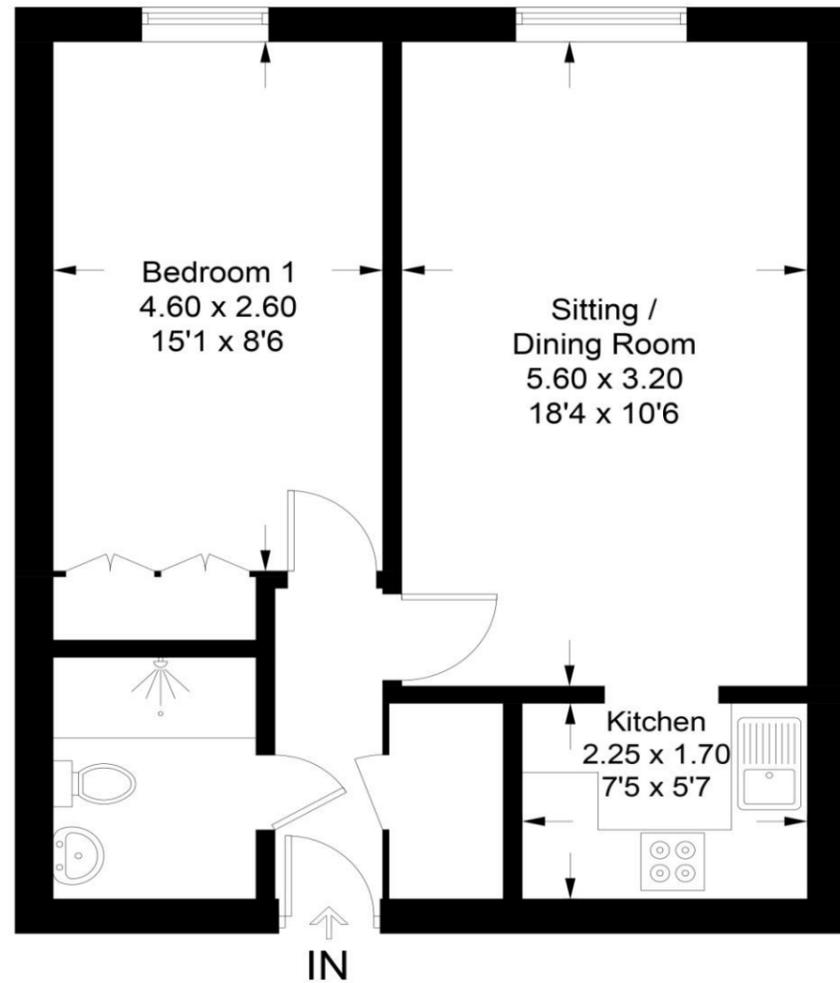


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1173228)



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.



Homeville House, Hendford

Asking Price Of £65,000



36 Homeville House

Yeovil

BA20 1UZ

Key features:

- No Chain
- Freshly Decorated Throughout
- Lift Access
- Close to Town Centre
- Communal Lounge and Laundry
- House Manager
- Over 60s
- Plenty of Storage
- Council Tax Band A
- Service Charges £4179pa
- Ground Rent £709pa



Why you'll like it

This one-bedroom second-floor retirement apartment is located in the popular Homeville House, a 5-minute walk from Yeovil town centre. The flat is light and airy with a sunny aspect over Penn Hill, part of Yeovil Country Park. The building offers a communal laundry room, communal lounge, a car park for residents and a shared garden. There are regular community events such as games nights and coffee mornings. The building also has a lift for easy access, whilst there is a home manager on site during office hours.

ENTRANCE HALL Wooden front door from communal landing. Hallway with doors leading to the bedroom, bathroom and sitting room. Neutral decor and carpet. Large storage cupboard ideal for coats, shoes etc, also housing the hot water immersion tank and electrical consumer unit. Alarm call-point.

SITTING/DINING ROOM 18' 4" x 10' 5" (5.6m x 3.2m) Spacious reception room with double glazed window to the front and archway to the kitchen at the rear. Neutral decor and carpet. Electric storage heater.

Wall lights.

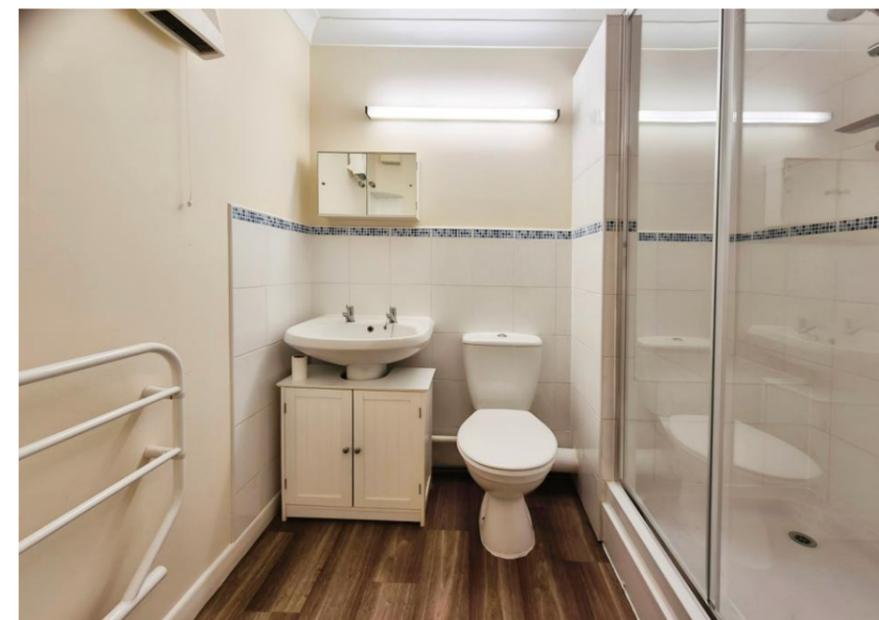
KITCHEN 7' 4" x 5' 6" (2.25m x 1.7m) Modern fitted kitchen with a range of wood-laminate units and cream work-top. Appliance space for fridge-freezer and oven. Wood-effect vinyl flooring and neutral walls/tiling. Extractor fan.

BEDROOM 15' 1" x 8' 6" (4.6m x 2.6m) Good sized double bedroom with double glazed window to the front. Neutral decor and carpet. Fitted double wardrobe. Electric storage heater.

BATHROOM Modern bathroom with white walls and tiling with blue trim and wood-effect vinyl flooring. White suite of WC, basin set in fitted cupboard and large shower cubicle with Mira electric shower. Dimplex wall heater and white heated towel rail. Extractor fan.

OUTSIDE There are communal gardens to the side and rear providing a pleasant outside area for residents to sit and enjoy the fresh air.

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. There is a lift providing easy access to all floors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

