



Property Location

Just a short walk to Yeovil town centre and the District Hospital this flat is ideally situated in the heart of this Somerset market town, whilst benefiting from being at the end of quiet cul-de-sac.

Yeovil benefits from a shopping centre, cinema and bowling alley plus theatres and many other amenities.

32 Summerhouse View, Yeovil, BA21 4DJ

Approximate Gross Internal Area = 40.6 sq m / 437 sq ft

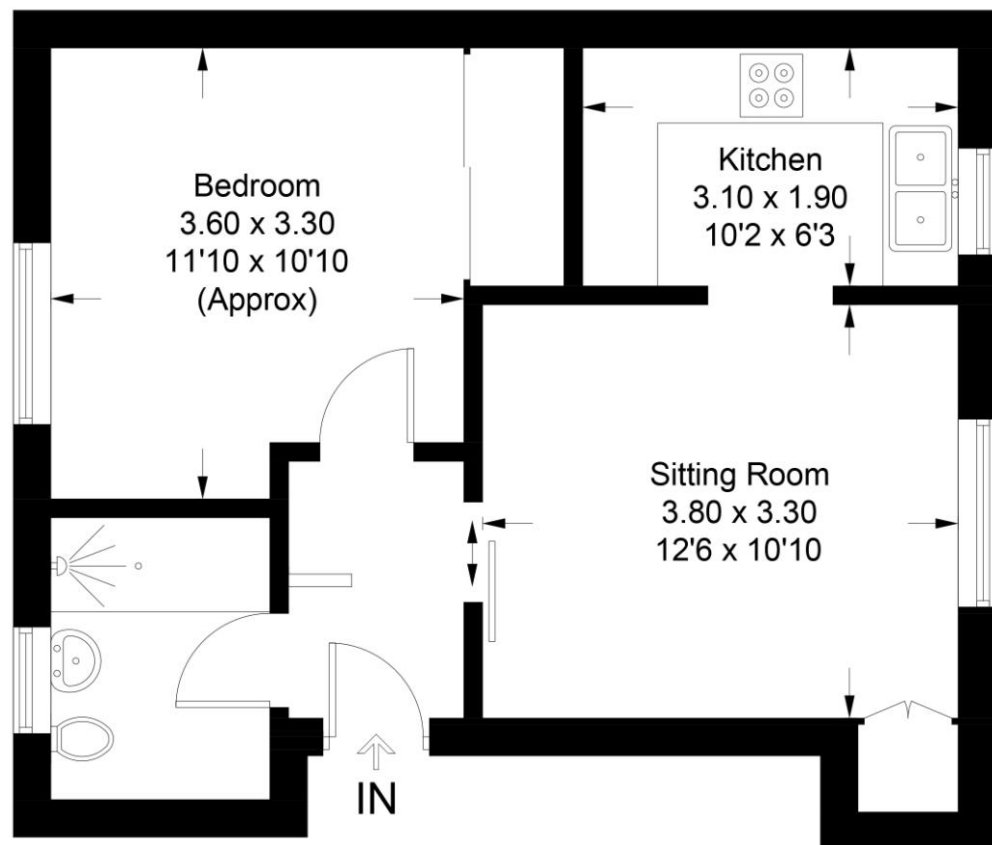


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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including 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.

Summerhouse View, Yeovil

Asking Price Of £95,000



32 Summerhouse View
Yeovil
BA21 4DJ

Key features:

- Quiet Cul-De-Sac Location
- Off-Road Parking
- Garden
- Gas Central Heating
- Ideal Investment or First Home
- £480pa Service Charge / Ground Rent



Why you'll like it

A smart 1 bedroom first-floor flat in walking distance of the Hospital and town centre. With gas central heating, this flat has a small front garden, kitchen, double bedroom, sitting room and modern bathroom. It also benefits from an end of cul-de-sac quiet location plus plenty of unrestricted off-road parking. An ideal investment or starter home.

ENTRANCE HALL Private front door opening from communal stairwell and landing. Central hall to the apartment with doors leading to the sitting room, bathroom and bedroom. Blue textured carpet and pale grey decor. Loft hatch, leading to a large, fully-boarded attic space, ideal for storage.

SITTING ROOM 12' 5" x 10' 9" (3.8m x 3.3m) Reception room with practical sliding door from the hall, maximising on space. Large double glazed window to the rear, which is south-facing and so making this room very bright and pleasant. Modern grey colour scheme with grey carpet and pale grey decor with a geometric feature papered wall. Radiator.

KITCHEN 10' 2" x 6' 2" (3.1m x 1.9m) Open plan from sitting room, the kitchen is well-appointed with a range of wooden units and grey/marble effect work surface. Double glazed window to the rear. Appliance spaces for free-standing oven, washing machine and under-counter fridge plus freezer. Fitted over-hob extractor fan and wall-mounted Worcester gas boiler. White and grey decor with a wood-effect vinyl flooring.

BEDROOM 11' 9" x 10' 9" (3.6m x 3.3m) Good sized double bedroom with double glazed window facing to the front, giving a lovely aspect over the end of the cul-de-sac. Large fitted, mirror-door wardrobes, adding to the sense of space. Purple carpet, white walls and radiator.

BATHROOM Modern fitted bathroom with large shower enclosure and grey cupboards with white basin and WC integrated. Double glazed window to the front and extractor fan. Wood-effect grey vinyl flooring and pale grey splash-boarded walls. Chrome heated towel rail.

OUTSIDE To the rear of the building, on the right hand side of the entrance, there is a private (not-enclosed) garden area which belongs to number 32. This provides plenty of scope for an outside seating area or small garden-project. South-facing, this is a real suntrap! There is a large non-restricted parking area at the end of Summerhouse View, so that off-road parking for the owners of the flats is always available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

