

**FOR SALE**



**Hendford, Yeovil**

**1 Bedroom, 1 Bathroom, Apartment**

**Asking Price Of £65,000**





This one-bedroom first-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 looking towards Yeovil Country Park and the Octagon Theatre

The building offers a communal laundry room and 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** The front door from communal landing opens into a welcoming hallway with oak doors leading to the bathroom, bedroom, sitting room and a large storage cupboard.

Neutral carpet and decor.

Cupboard housing the electrical consumer unit and plenty of storage space for coats, shoes etc.

**SITTING/DINING ROOM 15' 1" x 10' 5" (4.6m x 3.2m)**

Good sized and attractive sitting room with space for small dining table too if desired.

Bay window to the front with views over Penn Hill.

Neutral carpet and decor.

Electric storage heater.

Archway to kitchen.

- Over 60s
- Community Spirited Development
- Communal Areas
- Lift
- Modern Fitted Kitchen
- Plenty of Storage
- Close to Town Centre
- 57 Year Lease

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



**KITCHEN 7' 4" x 5' 6" (2.25m x 1.7m)** Modern kitchen with cream units and a marble effect laminate work surface.

Wood-effect vinyl flooring, cream wall tiles and white paintwork. Fitted electric oven and hob with extractor fan. Space for fridge-freezer.

**BEDROOM 11' 9" x 8' 6" (3.6m x 2.6m)** Double bedroom with double glazed window to the front. Good sized fitted wardrobes.

Neutral carpet and decor with a feature wallpaper. Electric storage heater.

**BATHROOM** With white suite of toilet and basin set in fitted bathroom furniture providing useful cupboard and surface space.

Shower cubicle with electric shower.

Wood-effect vinyl flooring and light grey wall tiles.

Extractor fan.

**GARDENS** 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.



# 19 Homeville House, Hendford, Yeovil, BA20 1UZ

Approximate Gross Internal Area = 40.2 sq m / 433 sq ft

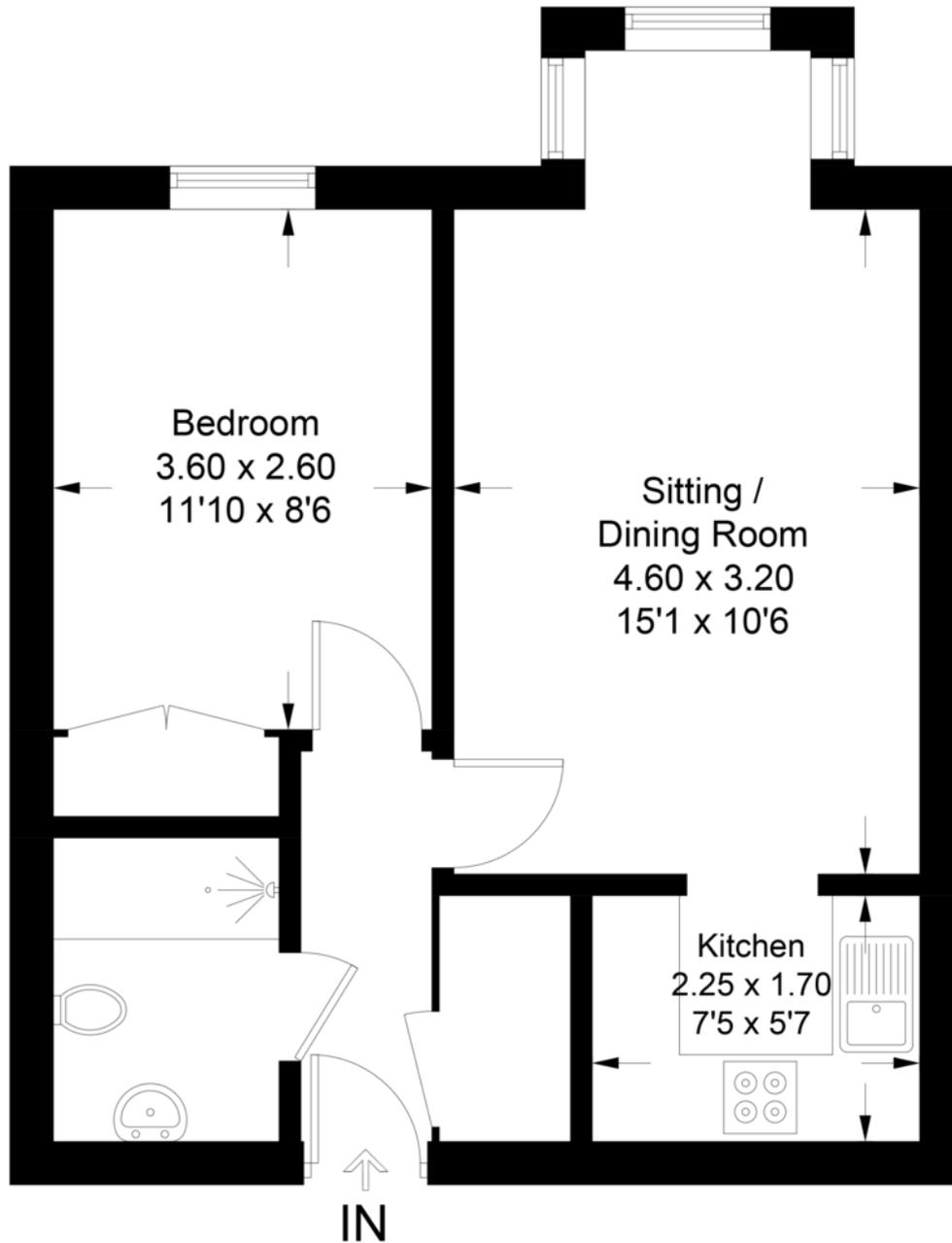


Illustration for identification purposes only, measurements are approximate,  
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## Martin & Co Yeovil

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