



Property Location

This first floor two-bedroom apartment is situated in the desirable Wyndham Park residential estate on the eastern outskirts of Yeovil. Within a short drive of the bustling town centre which offers plenty of shops, restaurants a cinema, amongst other amenities.

Shackleton Road, Wyndham Park, BA21 5ET

Approximate Gross Internal Area
56.0 sq m / 603 sq ft

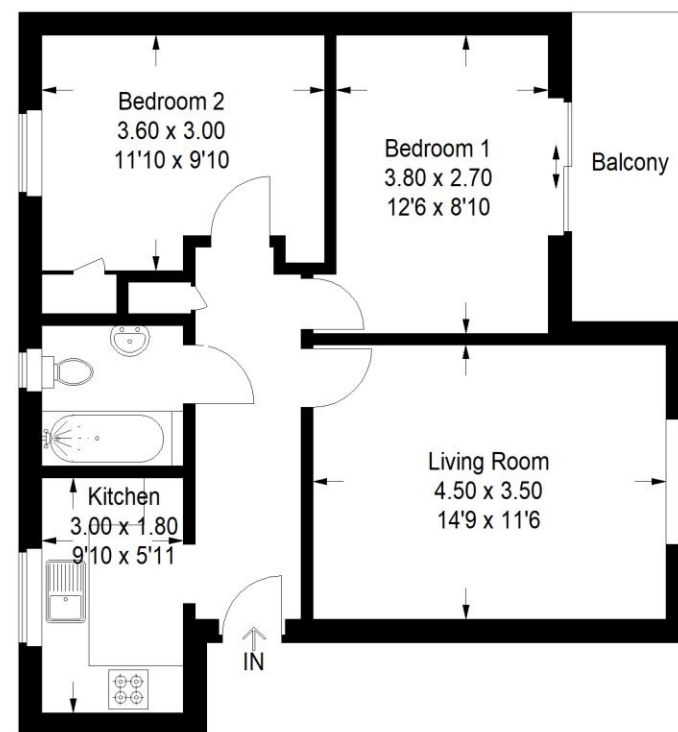


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1260084)



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.

Martin & Co Yeovil
18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>



Shackleton Road, Yeovil

Offers In Region Of £145,000



Shackleton Road
Yeovil
BA21 5ET

Key features:

- Modern Apartment
- One Allocated Parking Space
- Large Balcony
- Desirable Location
- Two Double Bedrooms
- First Floor Flat
- Intercom Entry
- No Forward Chain
- 115 Years Lease Length
- Ideal First Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This beautifully presented two-bedroom, first floor flat is located in the desirable Wyndham Park estate on the outskirts of Yeovil. Featuring a modern kitchen and bathroom, two double bedrooms, balcony, living room and an allocated parking space to the rear. Early viewing is highly recommended.

ENTRANCE HALL: You enter the property through a communal entrance which leads to a stairwell rising to the first and second floor. You are welcomed into the apartment by the light and airy entrance hall which provides access to the kitchen, living room, bathroom, two double bedrooms and a storage cupboard. The hall is neutrally decorated with white walls and cream coloured carpet. Wall mounted phone for the intercom entry system. One radiator.

LIVING ROOM 14' 9" x 11' 5" (4.5m x 3.5m) A spacious living room with a double-glazed window to the front of the property. Cream carpets and neutral walls with a sage green feature wall. One radiator.

KITCHEN 9' 10" x 5' 10" (3.0m x 1.8m) A modern kitchen fitted with marble effect counter tops and splashguards. Cream cabinets and

draws. The kitchen has an integrated gas hob and electric oven with retractable cooker hood above. Space for a fridge-freezer and washing machine. Wooden laminate flooring and white walls. Double glazed window and one radiator.

MASTER BEDROOM 12' 5" x 8' 10" (3.8m x 2.7m) The generous master bedroom featuring a large double glazed sliding door to the balcony. The bedroom has a wooden double wardrobe with mirrored sliding doors. The room is neutrally decorated and has cream coloured carpet. One radiator.

BATHROOM 6' 2" x 5' 10" (1.9m x 1.8m) A modern bathroom fitted with a complete white suite consisting of a hand basin, w/c and bathtub with shower above. The bathroom has grey tiled walls and vinyl flooring. Obscure double-glazed window to the rear. One radiator.

BEDROOM TWO 9' 10" x 11' 9" (3.0m x 3.6m) A double bedroom featuring a wooden double wardrobe with sliding doors and a large storage cupboard. Neutral walls and cream carpet. Double glazed window to the rear of the property and one radiator.

OUTSIDE: To the rear of the property is an allocated parking space for one car.

