

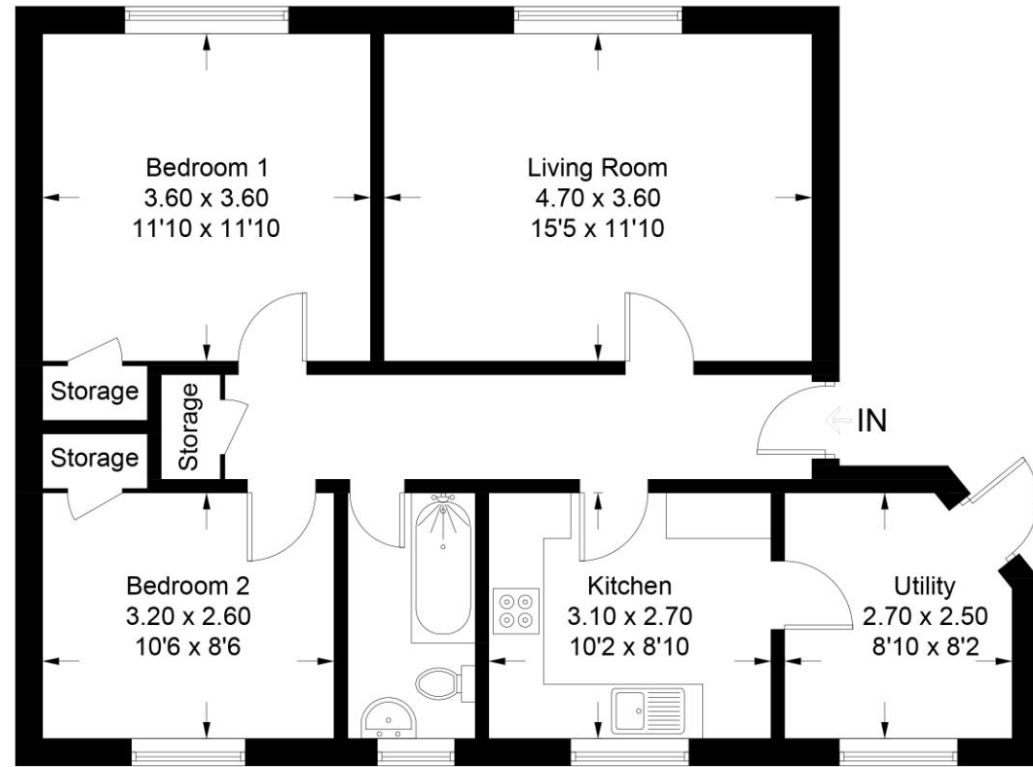


Property Location

This two-bedroom, second floor flat 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.

5 Eagle Close, Ilchester, Yeovil

Approximate Gross Internal Area = 71.2 sq m / 766 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275479)



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.



Eagle Close, Ilchester, Yeovil

Offers In Region Of £113,000

**Flat 5 Eagle Close
Yeovil
BA22 8JY**

Key features:

- Spacious Two Bedroom Property
- Share of The Freehold (99 Years Lease Length)
- Popular Residential Area
- Ideal First Home or Investment Opportunity
- No Forward Chain
- Second Floor Flat
- Secure Intercom Entry
- External Storage Unit



Why you'll like it

This spacious two-bedroom, second floor flat is situated in the popular Eagle Close residential area in the village of Ilchester. The property features a communal entry and stairwell, living room, kitchen, bathroom, utility, two double bedroom and an external storage unit. This property is being sold with no onward chain. Viewing is highly recommended.

ENTRANCE HALL Upon entering the property you are welcomed into the long hallway which provides access to the living room, kitchen, bathroom, storage cupboard and the two double bedrooms. The hallway also houses the intercom phone for the secure communal door entry system. Neutral walls and grey carpet. One radiator.

LIVING ROOM 15' 5" x 11' 9" (4.7m x 3.6m) A spacious living room featuring a centrally positioned electric fireplace and large double-glazed window to the front of the property. Neutrally decorated walls and grey carpet. One radiator.

KITCHEN 10' 2" x 8' 10" (3.1m x 2.7m) The kitchen has wooden cabinets and drawers with black counter tops. Space and plumbing for a freestanding fridge freezer, washing machine and electric oven. White tiled splashguards, neutral walls and wooden effect vinyl flooring. Double glazed window to the rear. Access to the adjacent utility.

UTILITY ROOM 8' 10" x 8' 2" (2.7m x 2.5m) Good-sized utility room. Space and plumbing for a washing machine. Double glazed window. Neutrally decorated walls and vinyl flooring.

MASTER BEDROOM 11' 9" x 11' 9" (3.6m x 3.6m) A generous double bedroom with built-in storage cupboard and double-glazed window. Neutrally decorated walls and grey carpet. One radiator.

BATHROOM 4' 7" x 8' 6" (1.4m x 2.6m) The bathroom has a complete suite comprising of a white w/c, hand basin and bathtub with shower unit fitted above. Partially white tiled walls and wooden effect vinyl flooring. Obscure double-glazed window and towel rail. One radiator.

BEDROOM TWO 10' 5" x 8' 6" (3.2m x 2.6m) The second bedroom is a double room with built-in wardrobe and double-glazed window to the rear of the property. Neutral walls and grey carpet. One radiator.

OUTSIDE Both to the front and rear of the property is a large communal garden space. To the rear of the block is an external storage shed allocated to the flat. Plenty of unallocated parking nearby.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

