



## Property Location

Enjoying a peaceful riverside setting within the beautifully converted Chudleigh Mill, this exceptional apartment offers the best of both worlds—surrounded by nature yet only a pleasant 5-minute walk from Yeovil Pen Mill station and the town centre. Attractive riverside walks, excellent local amenities and rail links to Bath, Bristol, Dorchester and London make this an ideal location for both commuters and those seeking a relaxed lifestyle.

### 6 Chudleigh Mill, Sherborne Road, BA21 5BJ

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft

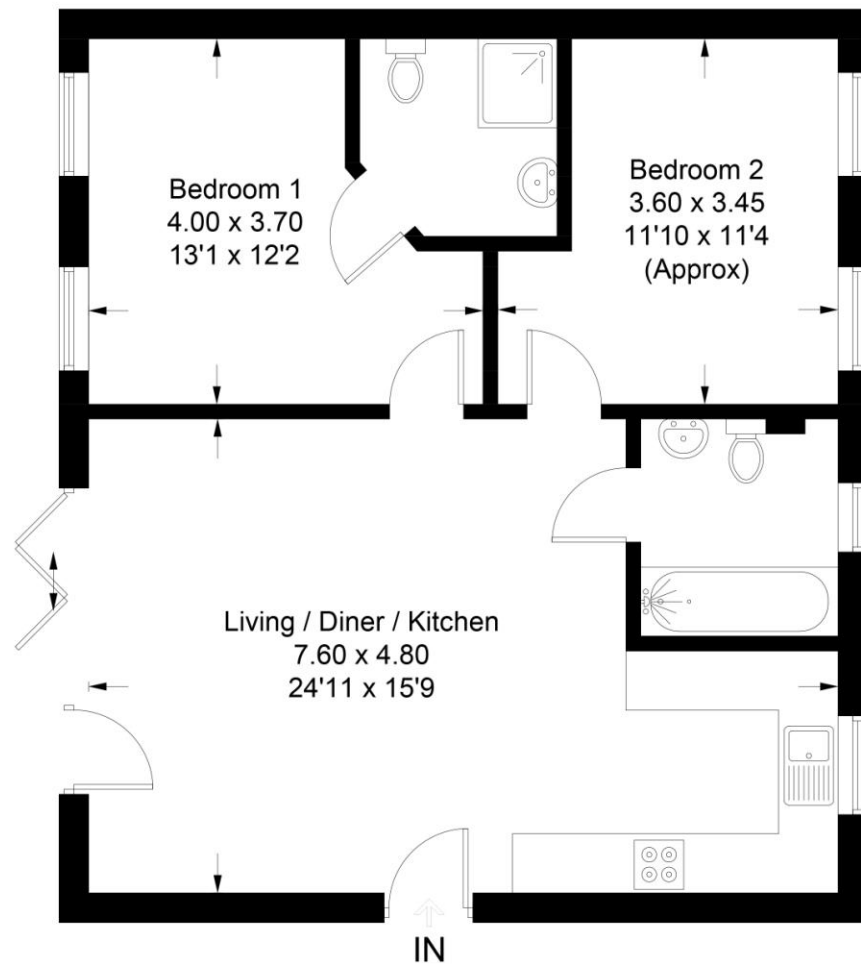


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315267)



**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.



## Chudleigh Mill, Sherborne Road

Offers Over £165,000

**6 Chudleigh Mill**  
**Yeovil**  
**BA21 5BJ**

**Key features:**

- Modern Top-Floor Apartment
- Allocated Parking Space and Visitor Parking
- Beautifully Converted Historic Mill
- Attractive South-Facing Riverside Views
- Close To Town Centre
- Two Double Bedrooms
- Bi-Folding Doors to a Juliet Balcony
- Modern Kitchen with Integrated Appliances
- Communal Garden
- Peaceful Setting Rich in Wildlife



**Why you'll like it**

This modern two-bedroom top-floor apartment set within a converted mill offers a living/dining room, modern kitchen, bathroom, two double bedrooms, ensuite, allocated parking and stunning riverside views. Situated on the outskirts of Yeovil, the property features rural surroundings while having the convenience of the town centre a short walk away. Ideal for first time buyers, professionals and downsizers seeking a wonderfully unique home. Viewing is highly recommended to truly appreciate what Chudleigh Mill has to offer.

**COMMUNAL ENTRANCE:** The well-maintained ground floor entrance and staircase provides access to the first and second floors. Secure intercom entry system to apartment 6.

**LIVING ROOM/ DINER 24' 11" x 15' 8" (7.6m x 4.8m)** Upon entering the apartment you are welcomed into an open-plan living/dining space which features double glazed bi-folding doors to a Juliet style balcony. Boasting picturesque views across the river Yeo which creates a relaxing atmosphere perfect for entertaining. The room has neutral wall decoration and grey carpet. Space for dining table and chairs. Ceiling spotlights. Wall mounted intercom entry phone. Two radiators.

**KITCHEN 24' 11" x 15' 8" (7.6m x 4.8m)** A sociable open-plan kitchen/ living space. The contemporary kitchen has white cabinets and drawers, laminated work surfaces with an inset stainless-steel basin and drainer. Integrated fridge/freezer, dishwasher, washing machine, electric oven with gas hob and cooker hood above. Tiled splashguards and double-glazed window to the rear of the property. Wood effect laminate flooring and ceiling spotlights.

**BATHROOM:** The bathroom has a three-piece suite comprising of a white w/c, wall mounted basin and curved bathtub with shower unit fitted above. Partial tiled walls and wooden laminate flooring. Double glazed obscure Velux window to the rear of the property. One radiator.

**BEDROOM ONE 13' 1" x 12' 1" (4.0m x 3.7m)** A spacious double bedroom with attached ensuite. Two double glazed Velux windows to the front of the property allowing for floods of light and the soothing soundtrack of the flowing river below. Neutral wall decoration and grey carpet. Ceiling spotlights. One radiator.

**ENSUITE:** A modern ensuite complete with a three-piece suite comprising of a white w/c, wall mounted hand basin and walk-in shower cubicle. Fully tiled walls and wooden laminate flooring. Wall mounted mirror and full-length heated towel rail. Ceiling spotlights.

**BEDROOM TWO 11' 9" x 8' 10" (3.6m x 2.7m)** A generous double bedroom with two double glazed Velux windows to the rear of the property. Offering flexibility to the apartment as this room could also make the perfect guest room or home office. Neutral wall decoration and grey carpet. One radiator.

**OUTSIDE:** Residence of Chudleigh Mill benefit from an enclosed and south-facing communal garden space and seating areas. Boasting peaceful views across the river Yeo and wildlife filled surroundings. The apartment has one allocated undercover parking space and the complex has visitor parking available.

**ADDITIONAL INFORMATION:**  
 Lease Length: 235 Years  
 Annual Service Charge: £2000  
 Annual Ground Rent: £350  
 Insurance: £800



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

