

Connells

Wyndham Court
Yeovil

Wyndham Court
Yeovil BA21 4HB

for sale
£60,000







Property Description

Offered with No Onward Chain, this well-presented over-55s first-floor apartment offers comfortable, low-maintenance living in a popular Yeovil development. A communal entrance leads to the private hallway, which includes useful storage and access to all rooms. The bright lounge/diner features an electric fireplace, night-storage heater, and glazed double doors through to the fitted kitchen.

Wyndham Court is located on the edge of the beautiful Yeovil Country Park, tucked away yet close to local supermarkets and amenities, Yeovil Hospital, bus station and just 0.4 miles from Yeovil Pen Mill railway station. The property can be accessed via a lift or staircase and has far reaching views over Yeovil Town.

The kitchen includes an eye-level electric oven, hob with cooker hood, integrated fridge and freezer, tiled splashbacks, tiled flooring, and a sink positioned beneath the window. The double bedroom benefits from a built-in wardrobe, while the bathroom provides a shower cubicle, vanity basin, WC, heated towel rail, and electric heater.

Residents enjoy access to a communal lounge, laundry room, and well-maintained wrap-around gardens with pathways and seating areas. Parking is available on a first-come, first-served basis.

Entrance

The property is approached via a communal entrance to the building, which leads to a private front door for the flat. Inside the private entrance, there is a welcoming hallway featuring a generous built-in storage cupboard housing the hot water boiler heater, a separate meter cupboard, and access to all other rooms within the property.

Lounge / Diner

A bright and comfortable lounge/dining area featuring a double-glazed window to the side, allowing plenty of natural light. The room benefits from an electric fireplace creating a cosy focal point, along with a TV point and a night-storage heater. Double-glazed doors provide convenient access through to the kitchen.

Kitchen

A practical and well-designed kitchen featuring a double-glazed window to the side, allowing natural light to brighten the space. The stainless-steel sink and drainer sit directly beneath the window, creating a pleasant workspace. The room is fitted with an eye-level electric oven, electric hob with cooker hood, and a range of up-and-over storage units offering useful cupboard space. The kitchen includes tiled splashbacks for easy maintenance and benefits from both an integrated fridge and freezer and an electric heater for added comfort.

Bedroom

A well-proportioned double bedroom featuring a double-glazed window to the side, allowing in natural light. The room includes a useful mirrored wardrobe with sliding doors, along with a TV point and a night-storage heater for added comfort.

Bathroom

A neatly presented fully tiled bathroom comprising a shower cubicle, a wash-hand basin set within a vanity unit providing useful storage, and a WC. The room also features a heated towel rail, an electric heater, and practical flooring suitable for everyday use.

Outside

The property enjoys access to communal wrap-around gardens, thoughtfully planted with a variety of mature shrubs, plants, and landscaped areas. There are several seating spots positioned throughout the grounds, along with well-kept pathways that provide easy movement around the gardens.

Parking for residents and visitors is available on a first-come, first-served basis.

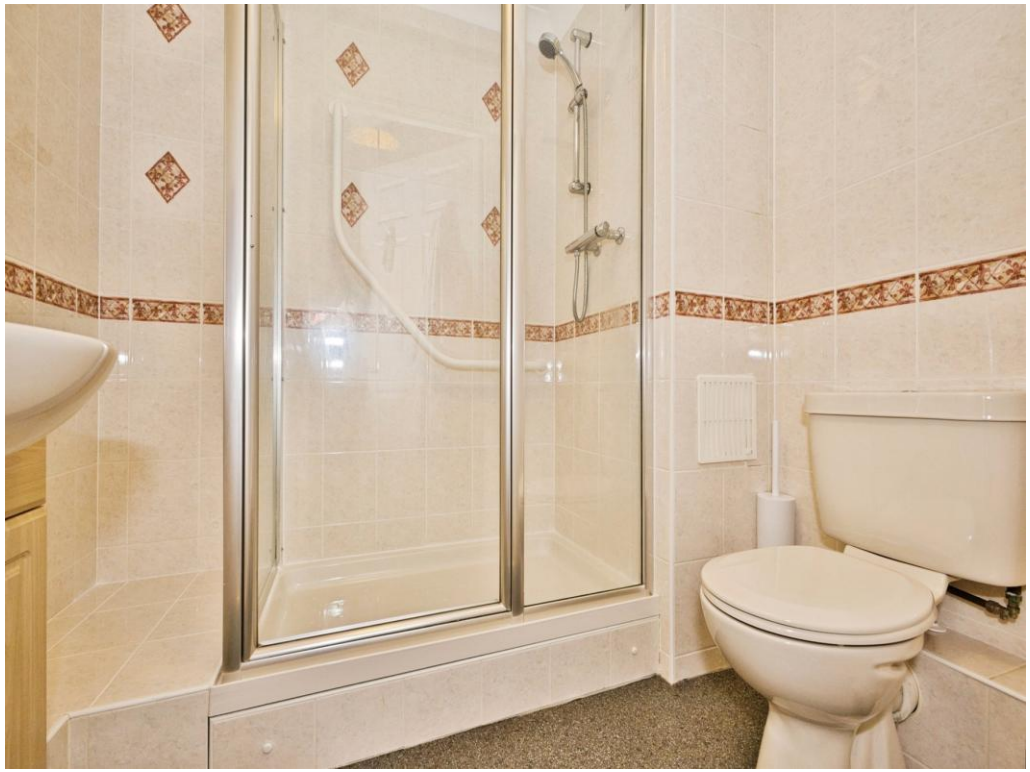
Communal Areas

Residents can enjoy a welcoming communal lounge, providing a comfortable space for socialising or relaxing. Additional shared facilities include a dedicated laundry room and a communal kitchen area. For those hosting visitors, a guest suite is conveniently available on the ground floor. There is also a mobility scooter storage area for residents, offering secure and practical accommodation for mobility aids.

Agents Note

The property benefits from a comprehensive service charge which includes use of the communal laundry facilities, as well as water and sewerage costs. In addition, a pull-cord alarm system is fitted within the apartment for added peace of mind. The lease has approximately 108 years remaining, providing long-term security for prospective purchasers.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





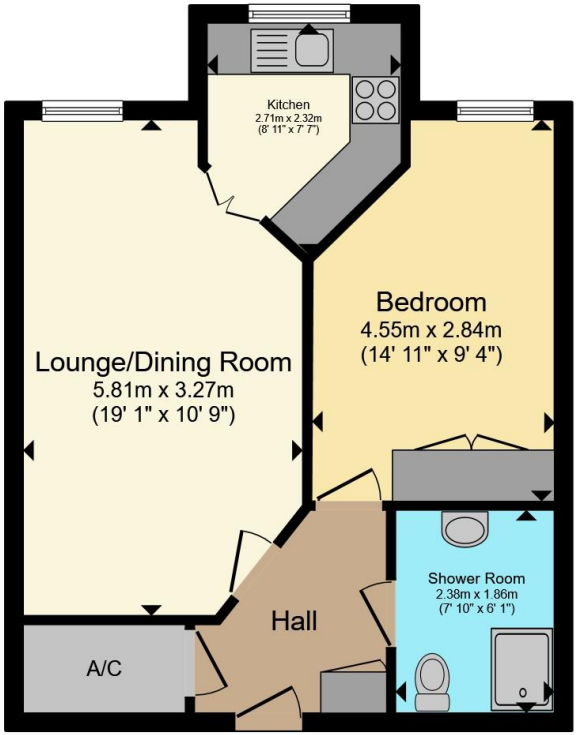












Total floor area 45.7 m² (492 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Connells on

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
YEOVIL BA20 1EW

EPC Rating: B

Council Tax Band: C

Service Charge: 1127.57

Ground Rent: 395.00

Tenure: Leasehold

view this property online connells.co.uk/Property/YOV314115

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.