



**Raven Court, Houndstone, Yeovil, BA22 8GB**

**welcome to**

**Raven Court, Houndstone, Yeovil**

A modern two bedroom ground floor apartment, offered for sale with no onward chain and situated within the sought after Houndstone Development, close to many local amenities. The accommodation offers a wealth of space and natural light throughout and a perfect first time buy/investment opportunity.



### Communal Entrance

Secure door to the front with stairs rising to all floors.

### Apartment Entrance

Double glazed door opening into:

### Entrance Hall

Storage cupboard. Secure intercom system. Radiator.

### Living Accommodation

22' 10" max x 10' 11" max ( 6.96m max x 3.33m max )

A lovely light and spacious room with the living room area offering a double glazed window to the rear, aerial point, space for dining table and chairs and radiator. Opening into the kitchen area with a range of modern fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker and fridge/freezer. Plumbing for washing machine. Wall mounted boiler.

### Bedroom One

11' 9" x 7' 8" ( 3.58m x 2.34m )

Double glazed window to the front. Space for free standing furniture. Radiator.

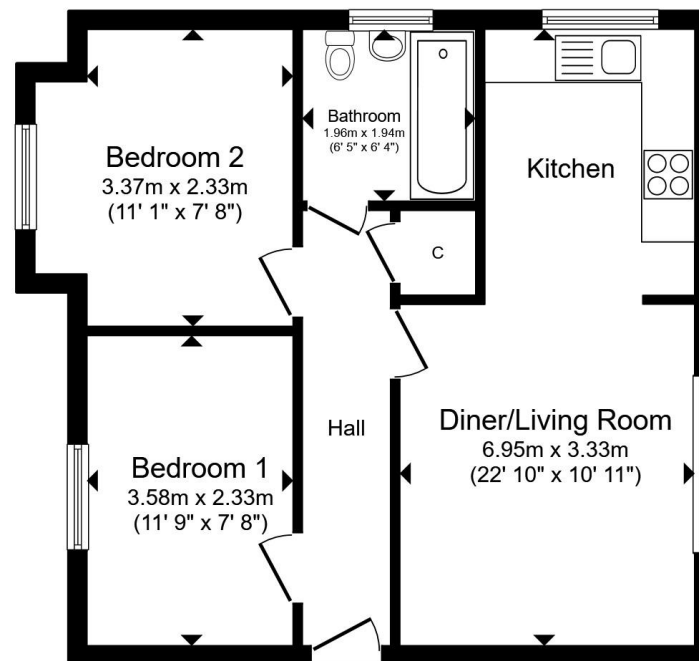
### Bedroom Two

11' 1" max x 7' 8" min ( 3.38m max x 2.34m min )

Double glazed window to the front. Space for free standing furniture. Radiator.

### Bathroom

Double glazed window to the side. Suite comprising enclosed bath with mixer tap and shower attachment, wash hand basin and WC. Extractor fan. Towel radiator.



Total floor area 48.9 m<sup>2</sup> (527 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](http://www.propertybox.io)

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## Raven Court, Houndstone, Yeovil

- Ideal First Time Buy/Investment Opportunity
- Modern Ground Floor Apartment
- Two Bedrooms
- Sought After Location
- Close to Amenities

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1261.59

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEO108821 - 0003

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