

Hermes Place, Ilchester, Yeovil

Guide Price: £82,000

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An excellent opportunity for first-time buyers or investors alike, this spacious two-bedroom, 2nd floor apartment offers well-proportioned accommodation throughout.
The property comprises an entrance hallway, with the kitchen located to the left. The kitchen is fitted with a range of wall and base units, an integrated oven and hob, and space for a washing machine.
To the right of the hallway is the bright and welcoming living room, featuring a large window that fills the room with natural light and an electric fireplace, creating a cosy atmosphere.
The family bathroom is fitted with a bath, wash hand basin, and WC. Both bedrooms are generously sized and benefit from built-in wardrobes, providing ample storage space.
An ideal purchase for those looking to take their first step onto the property ladder or expand their investment portfolio.

This property is offered through Modern Method of Auction.

Why Buy with the Modern Method of Auction?
• Clear process – full legal pack available upfront
• Mortgage-friendly – up to 56 days to complete



Total floor area 66.7 m² (718 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

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Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **86**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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