

for sale

offers over **£125,000**



Yeovil Marsh Park Yeovil Marsh Yeovil BA21 3QQ

Situated on the edge of Yeovil, this fantastic two bedroom park home is offered to the market with **NO ONWARD CHAIN**. In need of some modernisation throughout, this is the perfect opportunity for anyone looking for ground floor living in a village location. Call Now!

Yeovil Marsh Park Yeovil Marsh Yeovil BA21 3QQ

Entrance Hall

Door to the side with storage cupboard and loft access.



Lounge/Diner

19' 9" max x 10' 10" (6.02m max x 3.30m)

Double glazed window to the side, feature fireplace, X2 double glazed windows to the rear, x2 radiators and patio doors to the side leading to garden.

Kitchen

13' 5" x 8' 4" into recess (4.09m x 2.54m into recess)

A range of wall and base units, double glazed window to the side, 1 1/2 bowl sink/drainers, airing cupboard, oil boiler, part tiling, space for a washing machine, fridge/freezer and cooker.

Bedroom

12' 6" into wardrobe x 9' 6" (3.81m into wardrobe x 2.90m)

Double glazed window to the front and side, built in wardrobes and radiator.

Bedroom

7' 8" + wardrobes x 6' 11" (2.34m + wardrobes x 2.11m)

Double glazed window to the front, built in wardrobes and radiator.

Shower Room

X2 double glazed windows to the side, shower cubicle, wash hand basin, wc, part tiling and radiator.

Outside

Front Garden

Gravel area with lawn.

Rear Garden

Fenced rear garden with lawn, shrubs, plants, hedging, patio area, x2 sheds, water butt and side access.







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.focalagent.com

To view this property please contact Connells on

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Property Ref: YOV312908 - 0002

Tenure:

EPC Rating: Exempt

[view this property online connells.co.uk/Property/YOV312908](http://connells.co.uk/Property/YOV312908)

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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.

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