

for sale

offers over **£170,000**



## Moonraker Square Street BA16 0GB

A well presented two-bedroom upper floor apartment with the added benefit of a balcony, located on the popular Houndwood development. An ideal opportunity for professionals, first time buyers or buy to let investors. Allocated parking for two vehicles is available.

# Moonraker Square Street BA16 0GB

## Living Room/Kitchen/Diner

18' x 14' 4" (5.49m x 4.37m)

2 x double glazed windows to the side, double glazed window to the rear, patio door to the balcony, storage cupboard housing the electric meter, electric radiator and a tv point.

Fitted kitchen with a range of wall and base units, space for a fridge/freezer and washing machine, electric oven and hob with extractor over and a stainless steel sink/drain



### **Hallway**

Double storage cupboard housing the tank and shelves.

### **Bedroom 1**

11' 7" x 10' 3" (3.53m x 3.12m)

Double glazed window to the rear and an electric radiator.

### **Bedroom 2**

11' 6" x 8' 1" Max (3.51m x 2.46m Max)

Double glazed window to the rear and an electric radiator.

### **Bathroom**

Heated towel rail, wc, extractor fan, bath with shower over, built in storage cupboard and a wash hand basin.

**Outside**

**Parking**

2 x allocated spaces.

**Balcony**

Storage under decking and a storage cabinet.







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](http://www.focalagent.com)

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1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOY313331 - 0002

**Tenure:** Leasehold

**EPC Rating:** C

**[view this property online connells.co.uk/Property/YOV313331](http://connells.co.uk/Property/YOV313331)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2014. Should you require 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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