

for sale

offers over **£40,000**



Crofton Court The Avenue Yeovil BA21 4DZ

An excellent one bedroom first floor warden assisted flat occupying an enviable position in a small block of a larger complex within easy reach of Yeovil town centre. Suitable for applicants 55 years and over.

Sold with No Chain!

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Communal Hallway

Secure entrance with stairlift.

Entrance Hall

Door to the front, panel heater and an airing cupboard.



Lounge

14' 2" x 10' 8" (4.32m x 3.25m)

Storage heater, tv point, electric fire and a double glazed window to the front.

Kitchen

7' 6" x 6' 5" (2.29m x 1.96m)

Fitted kitchen with a range of wall and base units, electric cooker, double glazed window to the rear, stainless steel sink/drainage, space for a washing machine and fridge/freezer and part tiling.

Bedroom 1

14' 8" x 9' 7" (4.47m x 2.92m)

Storage heater and a double glazed window to the front.

Bathroom

Double glazed window to the rear, bath with shower over, wc, wash hand basin, extractor fan and part tiling.

Outside

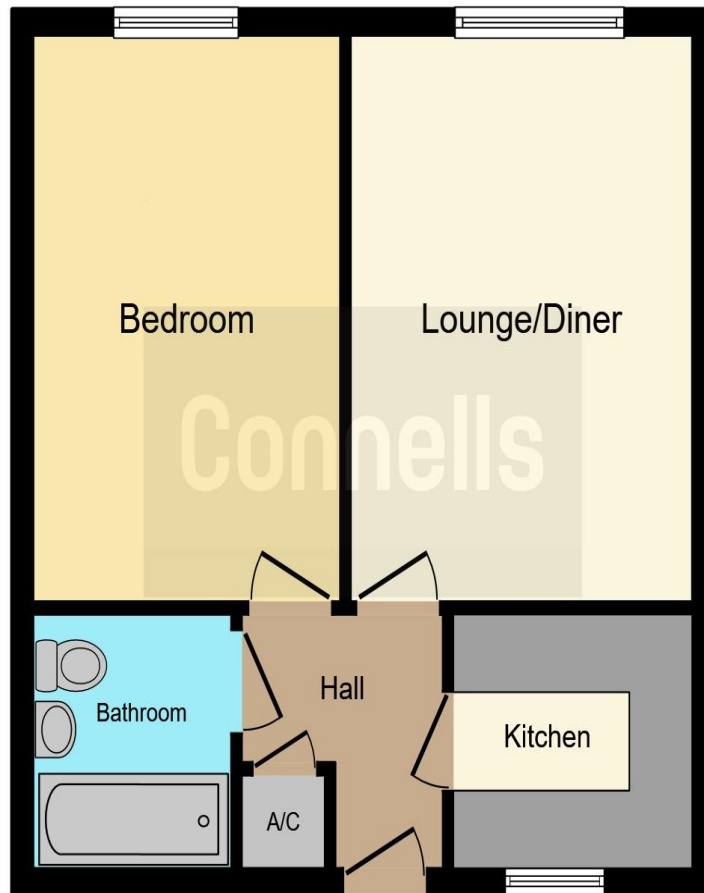
Communal Gardens

Parking

Communal parking spaces on a first come first served basis.







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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1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOV313349 - 0003

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/YOV313349

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1988. 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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