

for sale

offers over **£150,000**



Watling Street Yeovil BA21 3UF

IDEAL FIRST HOME! Connells Yeovil are delighted to welcome this two bedroom coach house to the market. Located in the desired area of Abbey Manor, this property boast TWO double bedrooms as well as a tandem carport for two cars.

Viewing is highly recommended.

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Lounge

17' 10" Max x 11' 6" Max (5.44m Max x 3.51m Max)

Double glazed windows to the rear and front, radiator and electric fireplace.



Kitchen

10' 4" Max x 6' (3.15m Max x 1.83m)

Fitted kitchen with a range of wall and base units, 1 1/2 stainless steel sink/drainers, double glazed window to the front, boiler, gas hob, oven, space for a washing machine. dishwasher and fridge/freezer

Bedroom 1

14' 2" x 7' 10" (4.32m x 2.39m)

Double glazed window to the front and radiator.

Bedroom 2

10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed window to the rear and radiator.

Bathroom

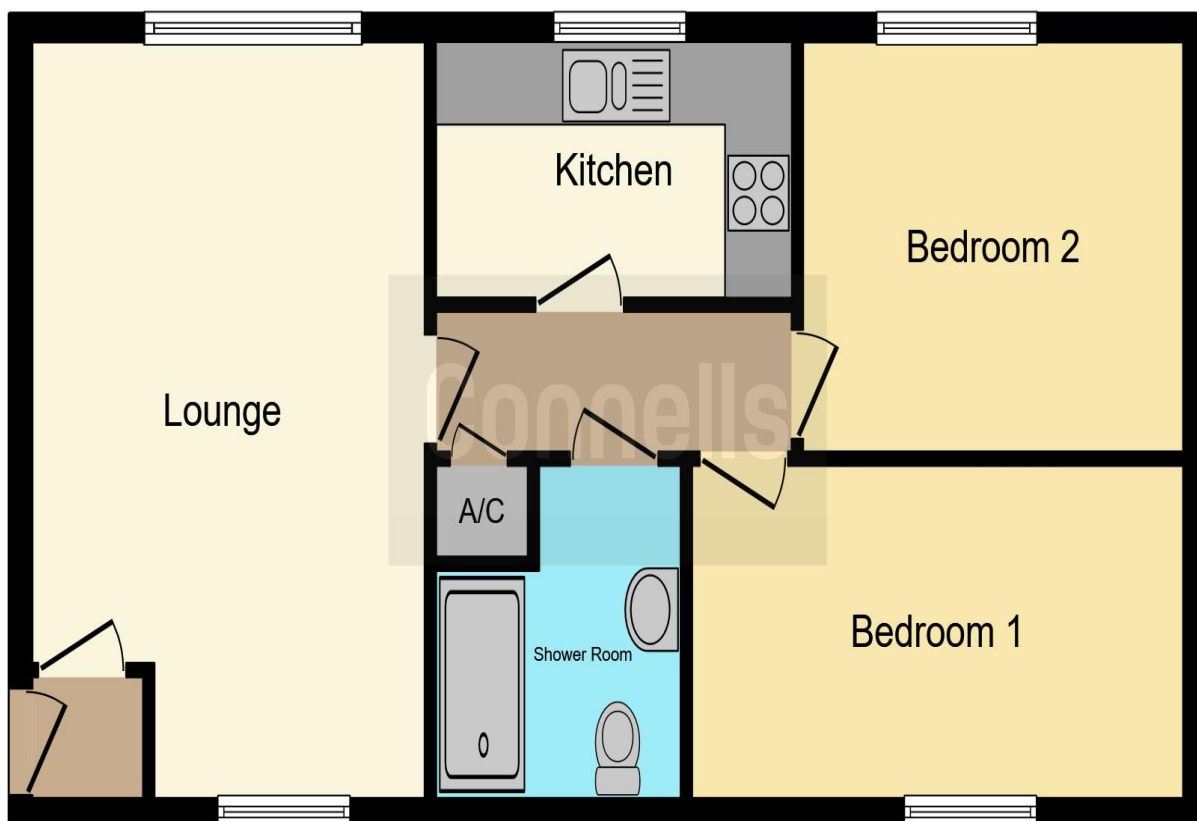
Double glazed window to the rear, vanity wash hand basin, wc, heated towel rail and walk in shower.

Parking

Car Port for 2 cars.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOV313442 - 0004

Tenure: Leasehold

EPC Rating: C

view this property online [connells.co.uk/Property/YOV313442](https://www.connells.co.uk/Property/YOV313442)

This is a Leasehold property with details as follows; Term of Lease 975 years from 01 Apr 2000. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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