

for sale

offers over **£100,000**



## York Lodge York Place Yeovil BA20 2QF

Located a stones throw away from Yeovil District Hospital and within 1/4 of a mile of the town centre, this one bedroom first floor flat is offered to the market with NO CHAIN. With private entrance, living room, double bedroom and bathroom. The property has a garage and parking! CALL NOW.

# York Lodge York Place Yeovil BA20 2QF

## Entrance Hall

Night storage heater, cupboard and loft access.



### **Lounge**

13' 1" x 11' 4" (3.99m x 3.45m)

Double glazed window to the front and a night storage heater.

### **Kitchen**

11' 10" x 4' 8" (3.61m x 1.42m)

Fitted kitchen with a range of wall and base units, double glazed window to the front, oven and hob with extractor over, stainless steel sink/drain, space for a washing machine and fridge/freezer.

### **Bedroom 1**

10' 9" x 8' 4" (3.28m x 2.54m)

Double glazed window to the rear, built in wardrobe and a night storage heater.

### **Bathroom**

Bath with shower over, wash hand basin, wc and a double glazed window to the rear.



### **Parking**

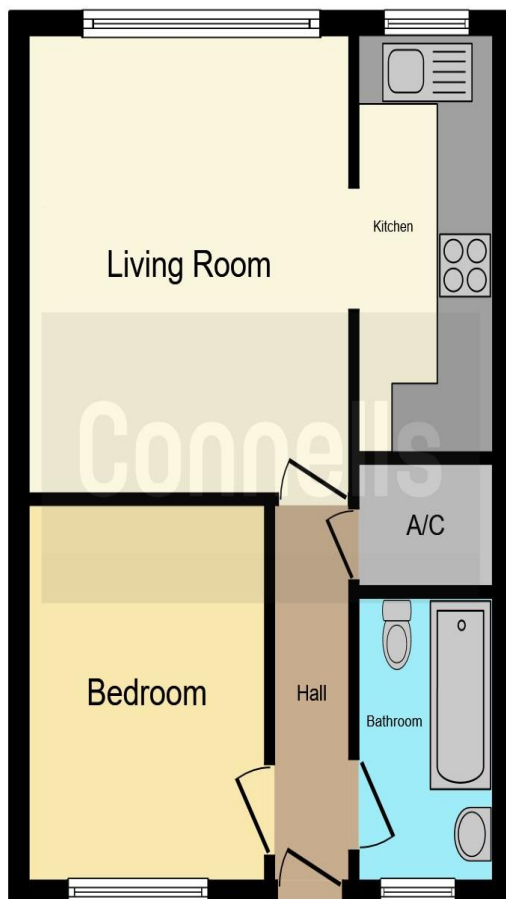
Garage with 1 parking space in front.

### **Agents Note**

The vendor has advised us the lease will be extended to 999 years.







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)

To view this property please contact Connells on

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1-3 Princes Street  
 YEOVIL BA20 1EW

Property Ref: YOV313443 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/YOV313443](http://connells.co.uk/Property/YOV313443)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Dec 1980. 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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