

for sale

offers over **£140,000**



## Nelson Way Yeovil BA21 5DT

This well presented two bedroom ground floor flat which is situated on the ever popular Wyndham Park. With en suite, open plan living and allocated parking. The ideal first home or investment!

# Nelson Way Yeovil BA21 5DT

## Hallway

Double built in storage cupboard with a rail, radiator, double glazed window to the side and a further storage cupboard with shelves.



### **Lounge/ Kitchen/ Diner**

18' 6" x 12' 2" (5.64m x 3.71m)

Lounge Area has a tv point, 2 x radiators and double glazed patio doors to the balcony which is enclosed by metal railing and a tiled floor.

Kitchen/ Dining Area has a fitted kitchen, double glazed window to the rear, space for a low level fridge, freezer and washing machine, integrated oven, gas hob with extractor over and a stainless steel sink/drainage.

### **Bedroom 1**

11' 8" x 9' 9" (3.56m x 2.97m)

Double glazed window to the front and a radiator.

### **En Suite**

Shower cubicle, heated towel rail, wc, wash hand basin, extractor fan and a shaver point.

### **Bedroom 2**

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window to the front and a radiator.

### **Bathroom**

Bath with mixer tap and shower over, extractor fan, heated towel rail, wash hand basin, wc, shaver point and a double glazed window to the side.



## Outside

There are communal Bike and Bin stores.

## Parking

1 x allocated parking space.







To view this property please contact Connells on

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1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOV313400 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/YOV313400](https://connells.co.uk/Property/YOV313400)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2012. 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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