

for sale

offers over **£85,000**



Kiddles Yeovil BA21 4ER

Located within 1/2 a mile of Yeovil Town Centre is this one bedroom ground floor flat with garden. In good condition throughout, the property also benefits from a new lease that was extended in 2021! This makes the perfect first home or investment!

Kiddles Yeovil BA21 4ER

Communal Entrance

Door to the front.



Lounge

11' 3" Max x 16' 4" Max (3.43m Max x 4.98m Max)

Double glazed window to the rear, airing cupboard and electric storage heater.

Kitchen

10' 8" x 7' 3" (3.25m x 2.21m)

Fitted kitchen with a range of wall and base units, double glazed window to the front, space for a washing machine, tumble dryer, fridge/freezer and cooker and a 1 1/2 sink/drainers.

Bedroom 1

13' x 8' 3" into Wardrobe (3.96m x 2.51m into Wardrobe)

Double glazed window to the rear, built in wardrobes and an electric panel heater.

En Suite

Double glazed window to the front, bath with shower over, wc, wash hand basin, heated towel rail and part tiling.

Outside

Front Garden

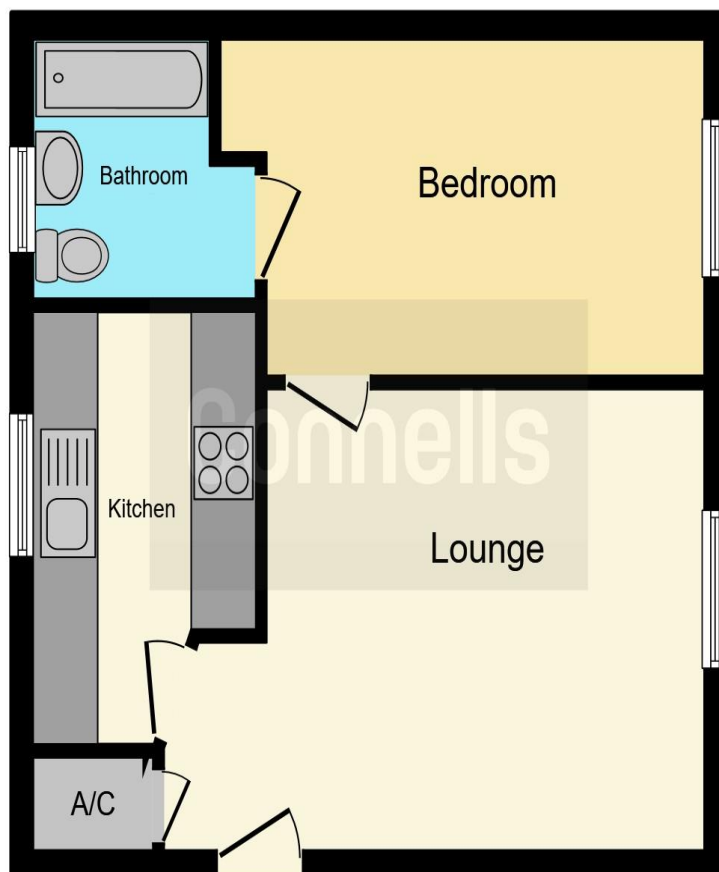
Picket Fence and shingle.

Parking

Permit parking.







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

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOY313675 - 0005

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 458.62

Ground Rent: 45.00

view this property online connells.co.uk/Property/YOY313675

This is a Leasehold property with details as follows; Term of Lease 999 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.

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk