

for sale

offers in excess of **£130,000**



Cavalier Way Yeovil BA21 5UD

This very well presented first floor flat has its own ground floor entrance, private rear garden, lounge, kitchen, bathroom and double bedroom. The property is double glazed, central heated and is a short 2 minute walk from the local shop.

Cavalier Way Yeovil BA21 5UD

Private Entrance

Double glazed door to the front, cupboard and stairs to the first floor flat.

Lounge

13' 4" max x 12' 6" max (4.06m max x 3.81m max)

Double glazed window to the rear and radiator.



Kitchen

12' 2" x 5' 10" (3.71m x 1.78m)

Fitted kitchen with a range of wall and base units, double glazed windows to the rear and side, 1 1/2 asterite sink/drain, electric oven, electric hob, cookerhood, plumbing and space for a washing machine, space for a fridge/freezer and radiator.

Hallway

Double glazed window to the side, cupboard, loft access with boiler and radiator.

Bedroom 1

11' 1" + wardrobes x 8' 7" (3.38m + wardrobes x 2.62m)

Double glazed window to the front, built in wardrobes and radiator.

Bathroom

Double glazed window to the front, radiator/heated towel rail, bath with shower over, wash hand basin, cupboard and WC.

Outside

Front Garden

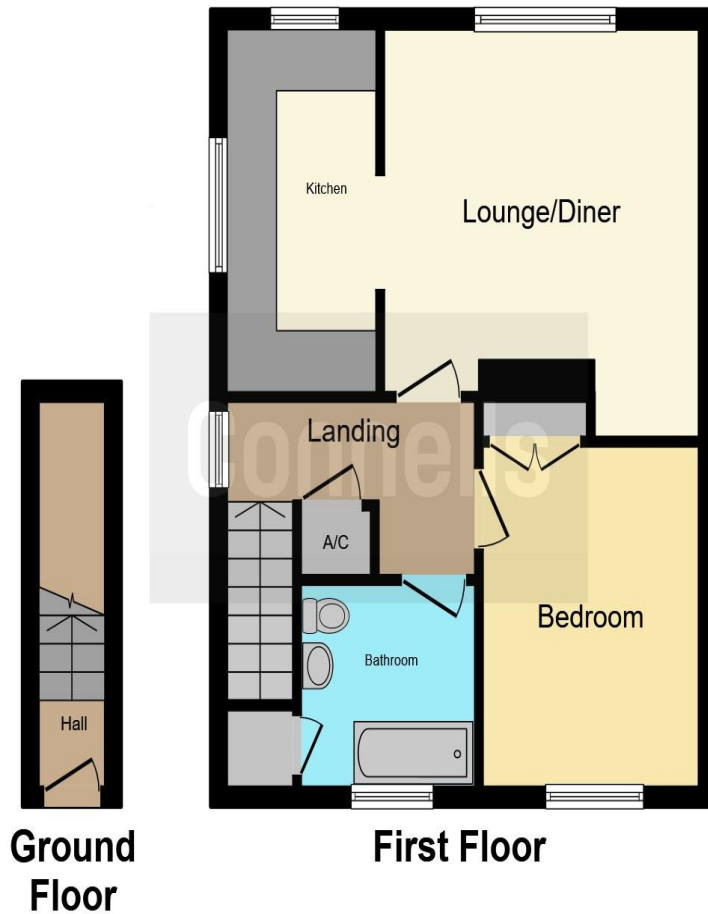
Lawn.

Rear Garden

Enclosed rear garden with a lawn, decking and shed.







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: YOV313871 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 296.96

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/YOV313871

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Feb 1995. 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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