

for sale

offers over **£140,000**



## Ermine Street Yeovil BA21 3QT

A great opportunity to purchase this two bedroom style coach house which is located in a popular part of the town! With two double bedrooms, lounge/diner, a car port. A must view. **SOLD WITH NO CHAIN.**

# Ermine Street Yeovil BA21 3QT

## Communal Hall

Stairs rising to the first floor.

## Hallway

Double glazed door to the side.



### **Lounge/Diner**

18' into recess x 11' 7" max (5.49m into recess x 3.53m max)

Double glazed window to the front and rear, X2 radiators, electric fire with fireplace and television point.

### **Inner Hallway**

Loft access and radiator.

### **Kitchen**

10' 3" x 6' ( 3.12m x 1.83m )

A range of wall and base units, space and plumbing for a washing machine and fridge freezer, stainless steel sink/drain, double glazed window to the front, electric oven and gas hob, extractor fan, part tiling and the boiler.

### **Bedroom 1**

12' 6" into recess x 7' 6" + wardrobes (3.81m into recess x 2.29m + wardrobes)

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

### **Bedroom 2**

10' 6" into recess x 9' 8" max (3.20m into recess x 2.95m max)

Double glazed window to the front and radiator.

### **Bathroom**

Double glazed window to the rear, wash hand basin, wc, bath with shower over, part tiling and radiator.



## Outside

## Parking

A car port is located at the front of the property alongside a storage shed which is situated at the rear of the car port.









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

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

Property Ref: YOV313705 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2804.50

Ground Rent: 60.00

**view this property online [connells.co.uk/Property/YOV313705](http://connells.co.uk/Property/YOV313705)**

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.

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