

for sale

offers over **£100,000**



York Lodge York Place YEOVIL BA20 2QF

An ideal opportunity for investors to pick up a lovely one bedroom ground floor flat with tenants in situ.

A great yield, a recently renewed 999 year lease AND a share of freehold!!
Please call the office for further information and to book your viewing.

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Entrance Hall

Entrance hall with double glazed door to the front of the property, storage cupboard and electric radiator.

Lounge

13' 2" x 11' 4" (4.01m x 3.45m)

Lounge with electric radiator and double-glazed window to the rear offering outlook onto the shared rear garden.

Kitchen

Kitchen with double glazed window to the rear of the property, up and over units with space for fridge freezer, integrated oven with electric hob, extractor fan and stainless-steel sink and drainer,



Bedroom

10' 8" x 8' 4" (3.25m x 2.54m)

Bedroom with double glazed window to the front and electric radiator.

Bathroom

Bathroom with double glazed window to the side, bath with shower over, heated towel rail, NW/AC and wash hand basin.

Outside

Rear Garden

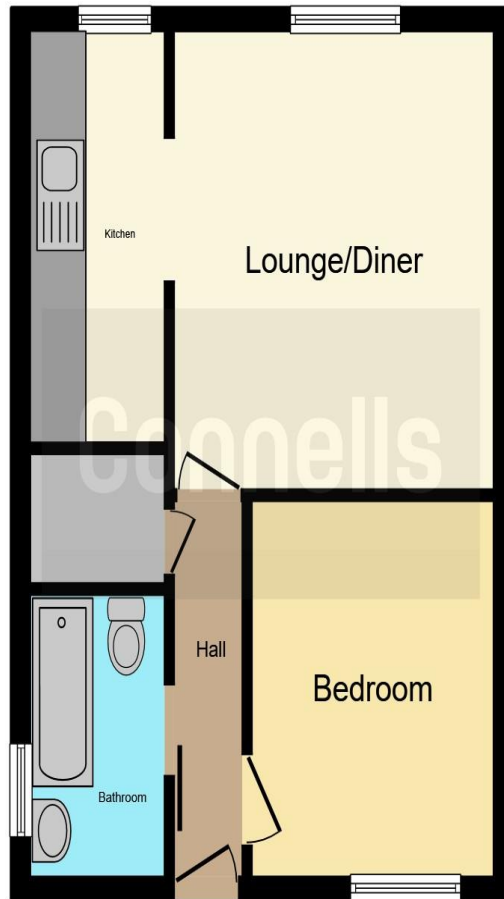
To the rear of the property there is a privately owned lawned garden which has a shared access communal path and is enclosed with fencing.

Parking

The property benefits from a garage with up and over door and additional parking to the front for one car.







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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YEOVIL BA20 1EW

Property Ref: YOV313779 - 0003

Tenure:Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 300.00

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/YOV313779

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Sep 2025. 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.

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