



Merevale Way, Yeovil, BA21 3UW

fox & sons

welcome to

Merevale Way, Yeovil

A two bedroom first floor apartment, situated on the sought after Abbey Manor Development, within close proximity to many local amenities and offered for sale with no onward chain. The accommodation is presented in excellent decorative order throughout and boasts a wealth of space and natural light.



Communal Entrance

Secure door to the front with telecom entry system. Stairs to all floors. The apartment is on the first floor.

Apartment Entrance

Telecom entry system. Storage cupboard. Radiator.

Lounge

15' 3" x 13' (4.65m x 3.96m)

Two double glazed windows to the front and a further double glazed window to the side. Aerial point. Space for dining table and chairs. Laminate flooring. Inset spotlights to the ceiling. Three radiators. Opening into:

Fitted Kitchen

8' 10" x 5' 7" (2.69m x 1.70m)

Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over and electric oven below. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Natural stone tile flooring. Inset spotlights to the ceiling.

Bedroom One

10' 11" x 10' 3" max (3.33m x 3.12m max)

Double glazed window to the front. Built in wardrobe. Laminate flooring. Inset spotlights to the ceiling. Radiator.

Bedroom Two

8' 10" x 8' 8" (2.69m x 2.64m)

Double glazed window to the rear. Telephone point. Laminate flooring. Inset spotlights to the ceiling. Radiator.

Shower Room

Double glazed window to the rear. Suite comprising of a spacious walk-in shower area, with wash hand basin and low level WC. Natural stone tile flooring. Airing cupboard. Extractor fan. Insert spotlights to the ceiling. Radiator.

Parking

There is an allocated parking space to the rear of the building.



Total floor area 59.4 sq.m. (639 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Merevale Way, Yeovil

- First Floor Apartment
- Two Bedrooms
- Well Presented Throughout
- Allocated Parking
- No Onward Chain

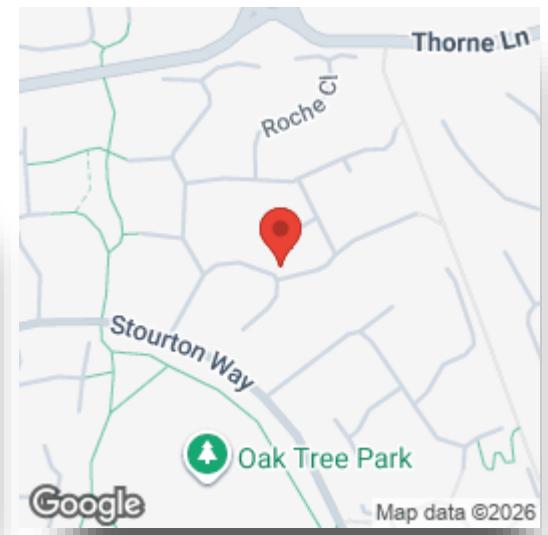
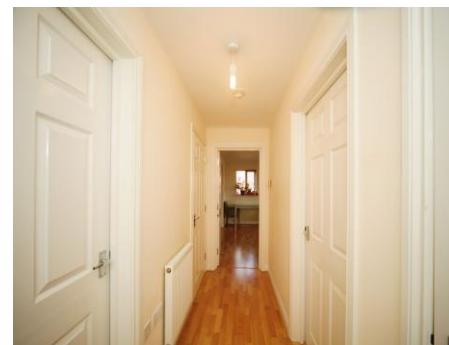
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

guide price

£140,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

YEO106910 - 0007



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