



Goldcroft, Yeovil, BA21 4DH

welcome to

Goldcroft, Yeovil

A two bedroom ground floor maisonette, situated within close proximity to the town centre and hospital. The accommodation is well presented throughout and offers a wealth of space and natural light. Externally the property boasts allocated parking for one car.



Entrance

Secure door opening into:

Lounge

12' 6" x 12' (3.81m x 3.66m)

A lovely light room with double glazed bay window to the front and a further double glazed window to the side. Aerial point. Space for dining table and chairs. Radiator.

Inner Hall

Storage cupboard. Airing cupboard. Space for fridge/freezer.

Bedroom One

13' x 11' 1" (3.96m x 3.38m)

Double glazed window to the side. Built in wardrobe. Space for free standing furniture. Radiator.

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)

Double glazed window to the side. Double glazed door to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker. Plumbing for washing machine and tumble dryer. Radiator.

Bedroom Two

10' 9" x 9' 1" (3.28m x 2.77m)

Double glazed window to the rear. Space for free standing furniture. Radiator.

Bathroom

Double glazed window to the side. Suite comprising enclosed bath with mixer tap and shower attachment. Wash hand basin. WC. Radiator.

Parking

There is one allocated parking space to the rear of the property.



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



view this property online fox-and-sons.co.uk/Property/YEO108079



welcome to

Goldcroft, Yeovil

- Ground Floor Maisonette
- Two Double Bedrooms
- Spacious Accommodation
- Allocated Parking Space
- Convenient Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 08 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108079



Property Ref:
YEO108079 - 0002

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.


fox & sons



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk