



Old Sarum, Park Road, Yeovil, BA20 1DR

£95,000

LEASEHOLD

A very well presented and well proportioned one bedroom first floor flat set within the town centre, the flat is currently rented out at £550pcm and an option to purchase with the tenant in situ is available. The flat boasts beautiful period features and character charm as well as the added benefits of a secure intercom entry and gas central heating. Good opportunity for investor(s) or First Time Buyer(s). 999 year lease from 2008, £123pcm service charge.

 **LACEYS**
YEOVIL LTD



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3 Old Sarum, Park Road, Yeovil, BA20 1DR

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises

Front door into Entrance Hall

Entrance Hall

Laminate flooring. Smoke alarm. Built in storage cupboard. Wooden doors to Lounge/Kitchen, Bedroom and Shower Room.

Lounge/Kitchen 5.21m (17'1") x 5.54m (18'2")

Original character features including a built in fire surround providing a focal point and wall mounted cornices. Radiator. Laminate flooring. TV point. Phone point. Wall mounted handset for intercom. Built in storage cupboards. Two sash windows with front aspect and window seats.

Kitchen Area

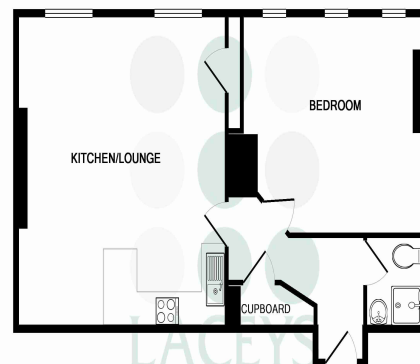
Comprising inset stainless steel, single drainer single sink unit with mixer tap. Tiled splashback. Rolled top worksurface with cupboards and drawers below. Built in oven and hob with extractor hood over. Built in washing machine with plumbing in place. Wall mounted cupboards. Wall mounted Glow Worm combi boiler. Laminate flooring. Smoke alarm. Trail of spotlights.

Bedroom 4.10m (13'5") x 4.86m (15'11")

Three sash windows with front aspect each with window seats. TV point. Radiator.

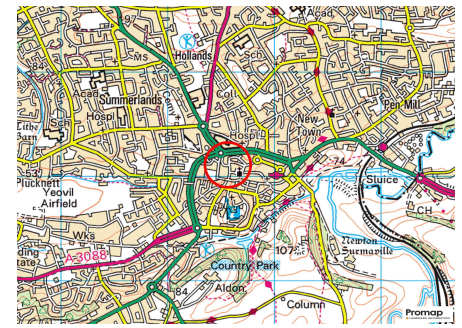
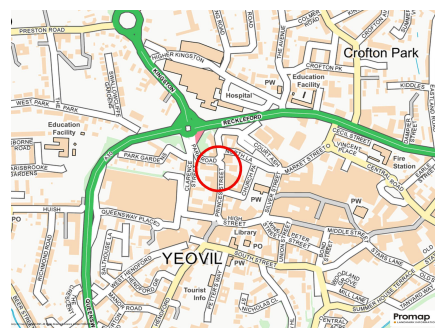
Shower Room

Comprising corner shower cubicle with wall mounted power shower. Tiled surround. Pedestal wash basin. Low flush WC. Radiator. Vinyl flooring. Wall mounted light/shaver point. Extractor fan.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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