



Gainsborough Way, Yeovil, BA21 5XT

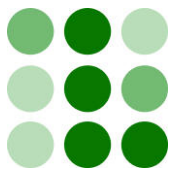
Guide Price £115,000
LEASEHOLD

A well proportioned first floor flat set in a popular residential location. The flat comprises its own private entrance, lounge, double bedroom, kitchen and a bathroom. The flat also benefits from UPVC double glazing, its own garden to the front and allocated parking for two cars. Also the added benefit of No Onward Chain. 999 year lease from 1981.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



106 Gainsborough Way, Yeovil, BA21 5XT



- A One Bedroom First Floor Flat
- Popular Residential Location
- Good-Sized Double Bedroom
- UPVC Double Glazing
- Allocated Parking For Two Cars
- Own Front Garden
- Own Private Entrance
- No Onward Chain
- Ideal First Time Buy or Investment Opportunity

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

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

ACCOMMODATION

Frosted Upvc double glazed front door into:

Entrance Lobby

Revealed floorboards. Wooden stairs upto the half landing. Wooden door to:

Lounge 4.84m (15'11") x 2.82m (9'3")

TV point. Telephone point. Coved ceiling. Upvc double glazed window with rear aspect. Wooden doors to Kitchen and Bathroom. Throughway to Inner Lobby.

Kitchen 2.82m (9'3") x 1.77m (5'10")

Comprising inset stainless steel, single drainer sink unit with mixer tap and tiled surround. Rolled top worksurface with cupboard and drawers below. Built in oven and hob. Extractor hood over. Recess for washing machine with plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Tiled floor. Trail of spotlights. Upvc double glazed window with rear aspect.

Bedroom 3.63m (11'11") x 3.38m (11'1") maximum measurements

Wall mounted electric heater. Built in overstairs cupboard. Coved ceiling. Upvc double glazed window with front aspect.

Inner Lobby

Tiled floor. Built in airing cupboard. Wooden door to:

Bathroom 1.85m (6'11") x 1.75m (5'9")

White suite comprising bath with tiled surround and wall mounted Mira Sprint electric shower. Pedestal wash basin. Low flush WC. Extractor fan. Heated towel rail. Tiled floor. Hatch to loft space.

Outside

To the front of the flat there is a graveled garden. Drying line. Outside store. Allocated parking for two vehicles which is located in a private, off road parking area near-by.

Material Information

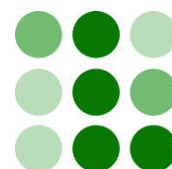
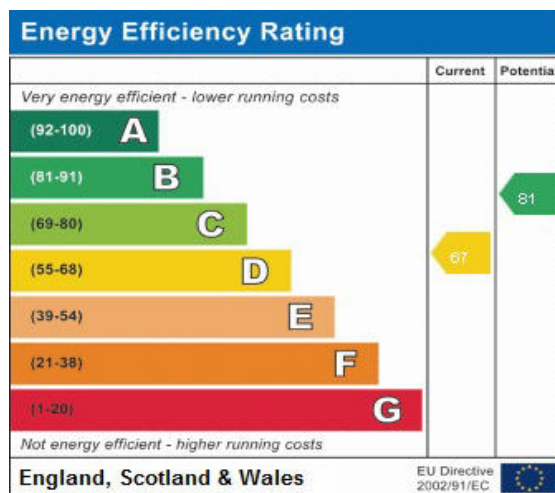
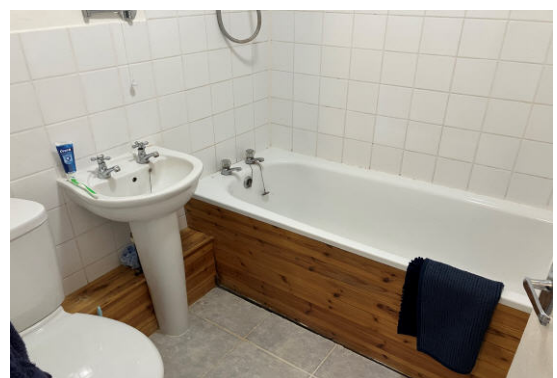
Leasehold. 999 year lease from 1st July 1981.

Ground Rent £20p/a (If Demanded)

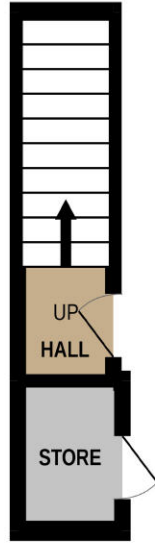
Freehold of No: 106 is owned by No: 98 & Freehold of No: 98 is owned by No: 106

Council Tax Band - A.

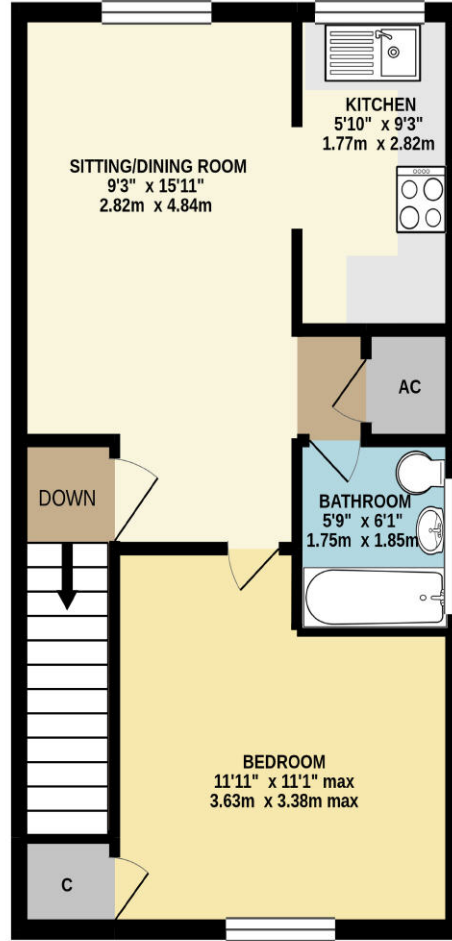
EPC Rating - D.



GROUND FLOOR
53 sq.ft. (5.0 sq.m.) approx.

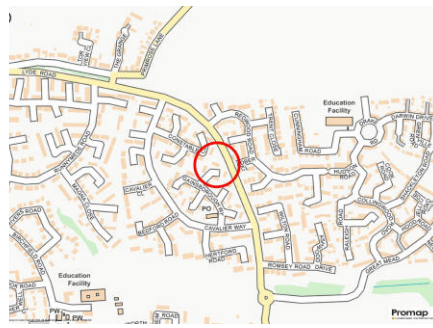


1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 471 sq.ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 6.0221



Please Note

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