



15 Becket House, South Street, Yeovil, BA20 1TW

£89,500

**LEASEHOLD**

**Occupying a convenient spot in the centre of town and near large employers, this modern first floor flat would make a perfect buy to let or first time buy! The accommodation is well presented and functional, with a fully fitted kitchen including integrated washing machine, and a contemporary white suite bathroom. Becket House benefits from a gated entrance as well as a bike store. Offered for sale with NO ONWARD CHAIN!!**

 **LACEYS**  
**YEOVIL LTD**

# 15 Becket House, South Street, Yeovil, BA201TW

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

A secure gated entrance leads into a courtyard where another door leads into the communal hall. The flat is the first on the right on the first floor. Door into:

### Hallway

Doors to all rooms. Sash window with window seat and another window. Storage heaters. Telecom entry system. Cupboard housing the consumer unit. Airing cupboard with hot water tank. Three ceiling light points.

### Lounge 4.12m (13'6") x 3.45m (11'3") plus door recess (irregular shape room)

Two sash windows with window seats. Ceiling light point. Storage heater. TV and telephone points.

### Kitchen 2.29m (7'6") max x 3.00m (9'10")

Fitted with a range of wall, base and drawer units, with work surfaces over incorporating a sink and drainer unit. Electric oven and hob with extractor hood over. Integrated washing machine. Freestanding Hoover fridge/freezer. Extractor fan and ventilation system. Ceiling light point.

### Bedroom 4.08m (13'4") x 2.95m (9'8")

Double glazed sash window. Two ceiling light points. Electric wall heater. TV & telephone points.

### Bathroom 2.08m (6'9") plus door recess x 2.12m (6'11")

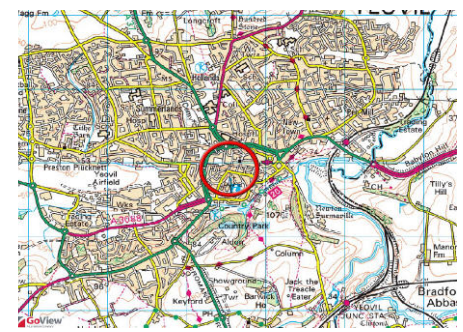
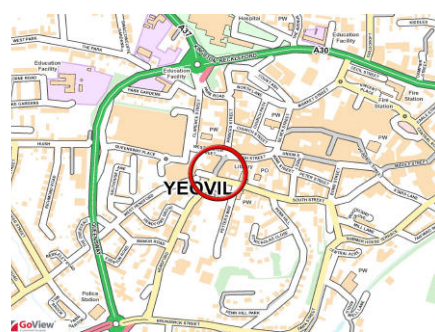
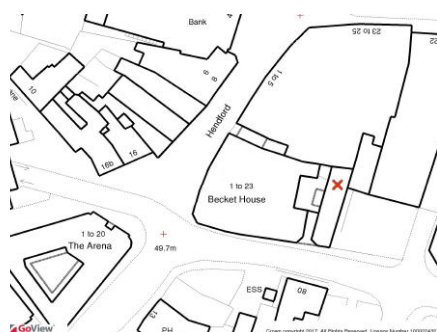
Fitted with a white suite comprising of low level WC, pedestal wash hand basin and bath with mixer shower over. Shaver point. Vanity cupboard. Electric heated towel rail. Extractor fan.

### Agents Note

There is an annual service charge of £572.80pa and a ground rent of £150pa. There was a 125 year lease granted in 2006.



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.  
Made with Metropix ©2020



### Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

### Photographs / Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

12-14 Hendford, Yeovil, Somerset BA20 1TE

Tel: 01935 425115

Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)

[www.laceysyeovil.co.uk](http://www.laceysyeovil.co.uk)