

## Property Location

Located just off Larkhill Road, in the heart of Yeovil's western residential area, Watling Street is a short walk away from local primary and secondary schools, shops and other amenities.

**17 Watling Street, Yeovil, Somerset, BA21 3UF**

Approximate Gross Internal Area = 66.2 sq m / 712 sq ft

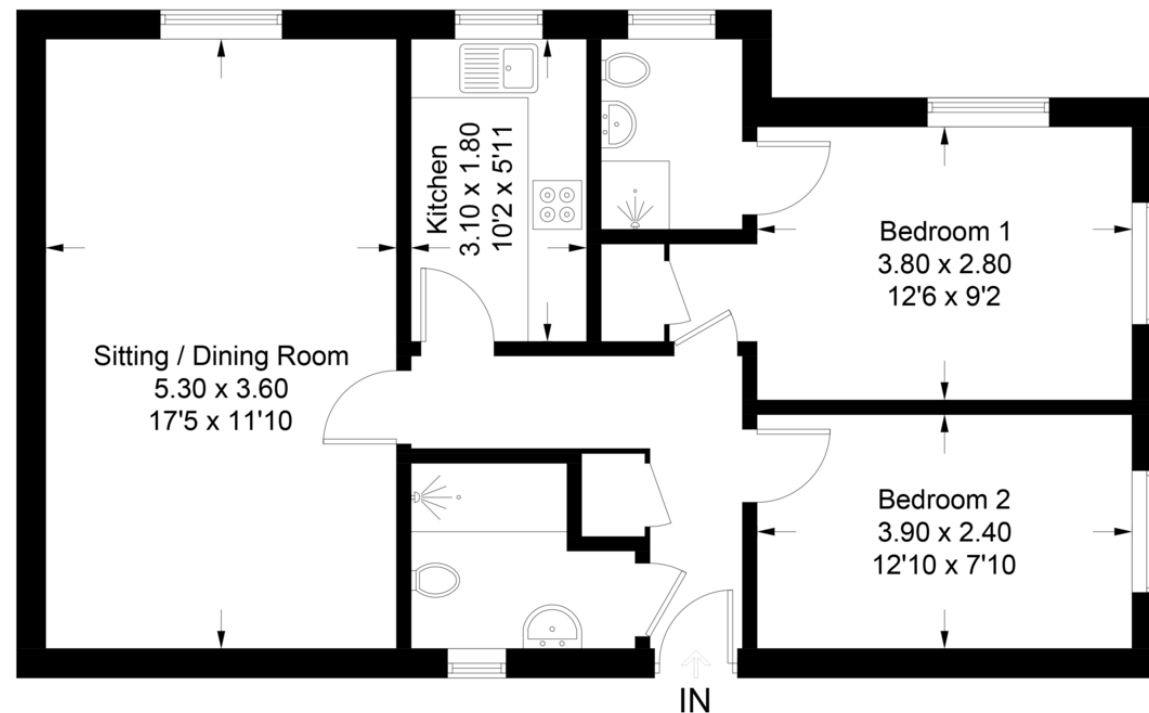


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansusket.com © (ID1023661)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Watling Street, Yeovil

Asking Price Of £135,000





MARTIN&CO

17 Watling Street  
Somerset  
BA21 3UF

### Key features:

- Popular Residential Area
- En Suite Shower Room
- Ground Floor Apartment
- Off-Road Parking
- Car Port
- Electric Heating
- Rental Potential Income £800pcm
- Ground Rent £60pa

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	



### Why you'll like it

**IDEAL FIRST HOME OR RENTAL INVESTMENT.** This is a two double bedroom ground floor apartment with modern kitchen, bathroom and master bedroom with en suite shower room. Located in a popular estate just off Larkhill Road, within walking distance of Westlands and local schools. There is allocated off-road parking for two cars under a carport.

**ENTRANCE HALL** Double glazed front door from the ground floor communal entrance hall. Intercom entry from main front door. Neutral decor and carpet. White interior doors throughout. Airing cupboard and electrical consumer unit.

**SITTING/DINING ROOM** 17' 4" x 11' 9" (5.3m x 3.6m) Spacious reception room with plenty of space for both dining and seating areas. Wooden laminate flooring and neutral walls. Two double glazed windows to the front and rear. Electric storage heater and feature fireplace. Aerial and satellite cables

**KITCHEN** 10' 2" x 5' 10" (3.1m x 1.8m) Modern kitchen with double glazed window to the front. Wood-effect vinyl flooring and neutral walls with cream tiling.

A range of wood-effect kitchen units with laminate work surface. Integrated electric oven and hob with extractor fan. Appliance spaces for washing machine and fridge freezer. Dimplex wall heater.

**BEDROOM ONE** 12' 5" x 9' 2" (3.8m x 2.8m) Good sized double bedroom with en suite shower room. Two double glazed windows with side and front aspects. Neutral carpet and decor. Electric heater. Built-in cupboard.

**ENSUITE** Shower room with double glazed window to the side. White WC and pedestal basin. Shower enclosure and white electric towel rail. Black laminate flooring and white/blue wall tiles.

**BEDROOM TWO** 12' 9" x 7' 10" (3.9m x 2.4m) Double bedroom with front aspect double glazed window. Neutral carpet and decor. Electric heater.

**BATHROOM** Family bathroom with double glazed window to the side. White WC and basin with fitted cupboard beneath. White bath with shower above. White electric towel rail and Dimplex wall heater. Black laminate flooring and white/blue wall tiles. Extractor fan.

**OUTSIDE** Two allocated parking spaces beneath the adjacent carport.

