

Property Location

This apartment is located on the upper floor of the shopping complex at the heart of the Abbey Manor Park estate in western Yeovil. Doctor's surgery, pub and parks are all a short walk away.

2 The Forum, Yeovil, Somerset, BA21 3TL

Approximate Gross Internal Area = 52.6 sq m / 566 sq ft

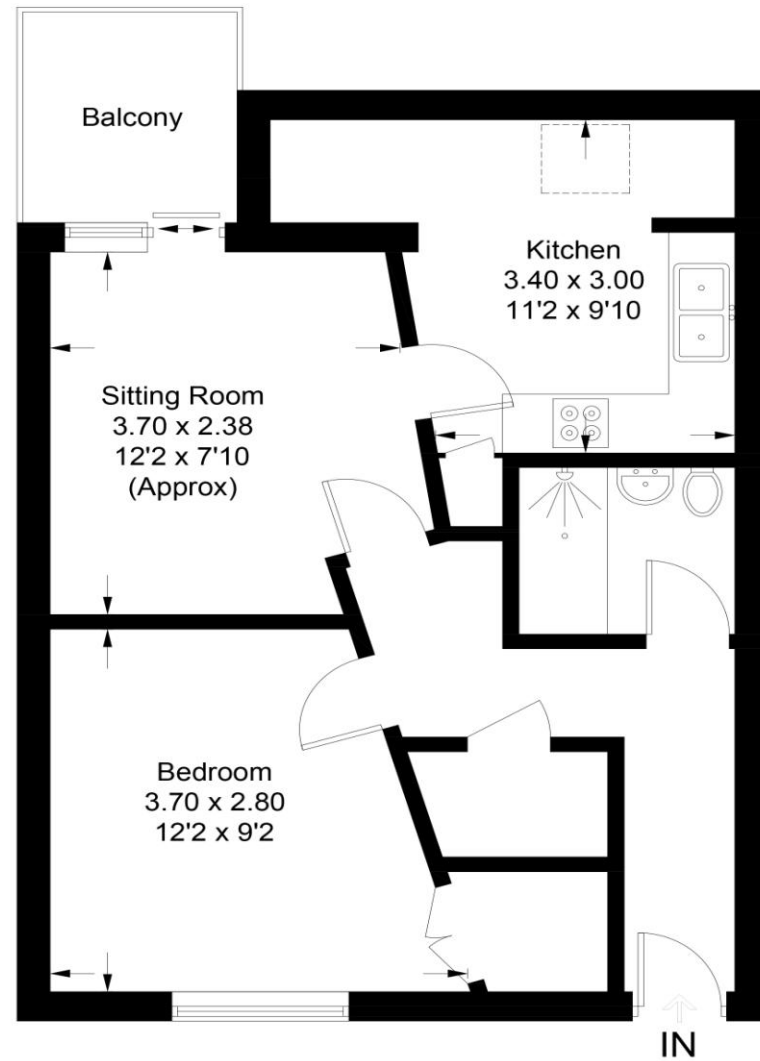


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130123)



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.



Abbey Manor Park, Yeovil

Asking Price Of £114,000

2 The Forum
Yeovil
BA21 3TL

Key features:

- Popular Residential Area
- Close to Amenities
- Tenant In Situ - Yield 6.5%
- Parking
- Balcony
- No Chain
- Service Charges £371pa
- Ground Rent £40pa



Why you'll like it

Modern 1 bedroom flat, situated on the popular Abbey Manor Park estate, above the central shopping precinct. Briefly the accommodation comprises of a private entrance opening to an entrance hall, good size lounge-diner with balcony, kitchen/breakfast room, large double bedroom and a modern bathroom. Allocated off-road parking. Currently with tenant in situ achieving an annual income of £7440 giving a gross yield of 6.5% on asking price. No Chain and can be sold with Vacant Possession.

ENTRANCE HALL Double glazed front door leading into the entrance hall, with further doors leading to the sitting room, bathroom and bedroom. Neutral decor and wooden laminate flooring with coir door mat area. Night storage heater. Excellent storage space provided by a large cupboard, also housing the hot water immersion tank.

SITTING/DINING ROOM 12' 1" x 7' 9" (3.7m x 2.38m) Light and spacious feeling sitting room with double glazed sliding door opening to the small balcony. Open archway into the kitchen-diner. Wooden laminate flooring and neutral walls. Electric storage heater.

KITCHEN/BREAKFAST ROOM 11' 1" x 9' 10" (3.4m x 3m) Good sized kitchen with space for dining table and with plenty of light from Velux window above. In need of cosmetic modernisation, there is a range of black kitchen units and wooden laminate work surface. White walls and tiling, plus parquet effect linoleum tiled floor. Built in larder cupboard. Appliance space for electric cooker and washing machine.

BEDROOM 12' 1" x 9' 2" (3.7m x 2.8m) Good sized double bedroom with double glazed window to the front. Neutral decor and grey carpet. Electric Storage Heater. Large fitted wardrobe.

BATHROOM Modern bathroom with white suite of toilet, pedestal basin and bath with electric shower above. White tiled walls and cream tiled flooring. Extractor fan and electric heated towel rail.

OUTSIDE The flat is accessed via metal staircase to the rear of the shopping precinct from the parking area, where there is one allocated parking space.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	70 C
39-54	E		
21-38	F		
1-20	G		

