

80 Shrewsbury Road, Yeovil, BA21 3UZ

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft

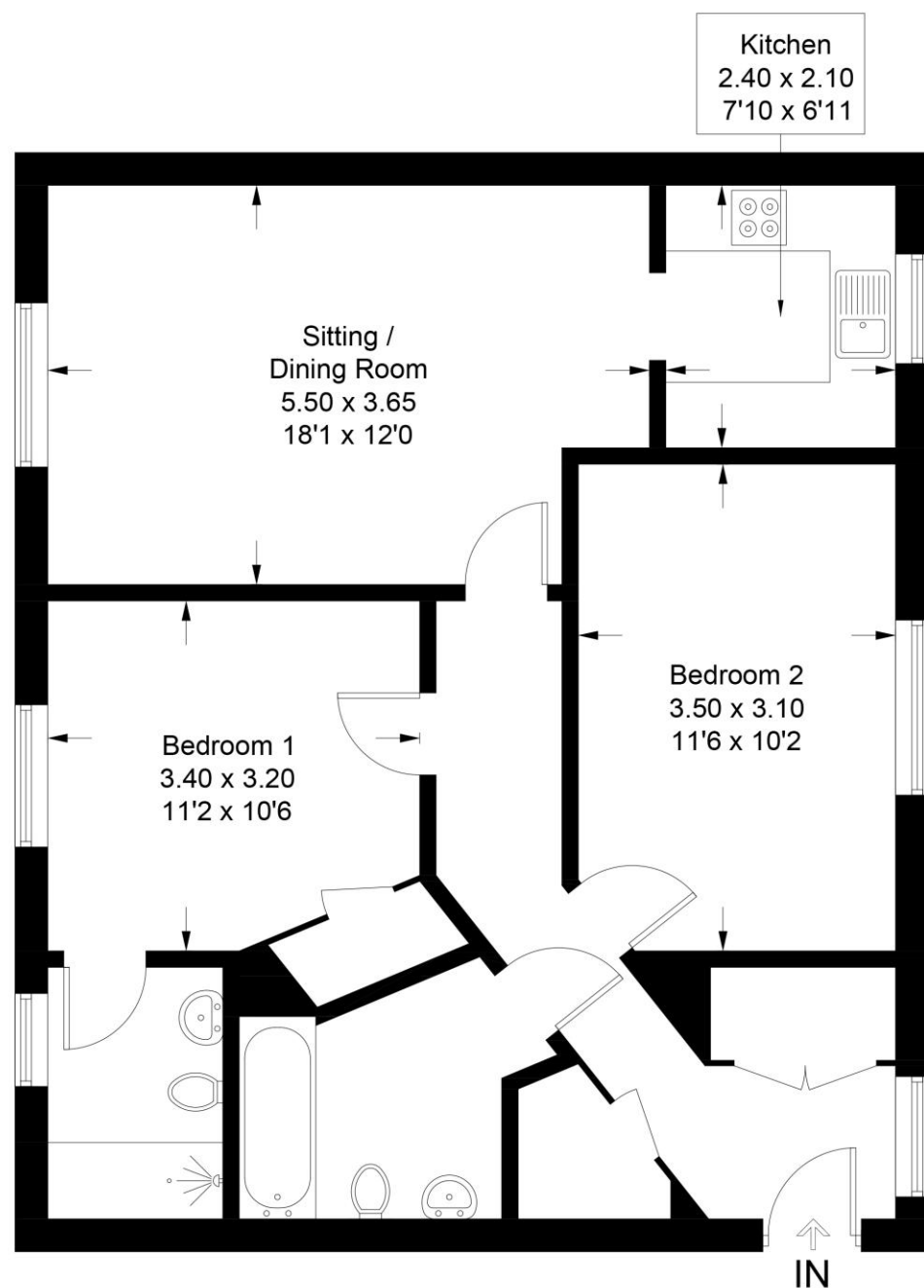


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176739)



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.



Shrewsbury Road, Yeovil

Asking Price Of £140,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: yeovil@martinco.com

<http://www.martinco.com>



80 Shrewsbury Road
Yeovil
BA21 3UZ

Key features:

- Abbey Manor Park
- Allocated Parking
- Master Bedroom with en suite
- Potential Monthly Rent £950
- Service Charge £1704pa
- Ground Rent £232pa
- Estate Charge £110pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Fantastic modern and spacious 2-bedroom apartment in a highly desirable location.
Perfect first home or no-hassle buy to let investment property.
Potential annual gross income of £11,400, giving a 8% return on purchase price.
No Chain.

ENTRANCE HALL White front door opening from the communal landing into the apartment entrance hall.
Double glazed window making this area light and airy.
Neutral decor and carpet.
Two large storage cupboards, one housing the electrical consumer unit; the other housing the hot water immersion tank.
Electric storage heater.

SITTING/DINING ROOM 18' 0" x 11' 9" (5.5m x 3.6m) Spacious reception room with plenty of room for both seating and dining areas.
Open plan via archway to the kitchen.
Double glazed window to the front of the building.
Neutral carpet and decor.
Electric storage heater.

KITCHEN 7' 10" x 6' 10" (2.4m x 2.1m) Modern fitted kitchen with double glazed window to the rear.
Wooden-laminate kitchen units with a cream work surface and chrome bar handles.
Cream wall tiles and neutral decor with a wood-effect vinyl flooring.
Appliance spaces washing machine, dishwasher and fridge-freezer.
Integrated electrical hob, oven and extractor fan.

BEDROOM 11' 1" x 10' 5" (3.4m x 3.2m) Double bedroom with en suite shower room.
Double glazed window and fitted wardrobe.
Neutral decor and carpet.
Electric storage heater.

ENSUITE Shower room with white suite of WC, pedestal basin and shower cubicle.
Double glazed window.
White wall tiling and neutral carpet.
Heated towel rail.

BEDROOM TWO 11' 5" x 10' 2" (3.5m x 3.1m) Double bedroom with double glazed window.
Neutral decor and carpet.
Electric storage heater.

BATHROOM Main family bathroom with white suite of WC, pedestal basin and bath with shower above.
White wall tiling and neutral carpet.
Extractor fan and heated towel rail.

OUTSIDE To the front of the building is one allocated parking space.
Access to the main entrance is via security intercom, with handset in the flat entrance hall.

