



Property Location

Woodland Terrace is located on the edge of the town centre but within a stone's throw of Nine Springs Country Park. Within walking distance of all the town amenities such as shops, restaurants and bars, as well as Yeovil District Hospital and other major employment centres.

18A Woodland Terrace, Yeovil, BA20 1NY

Approximate Gross Internal Area = 52.1 sq m / 561 sq ft

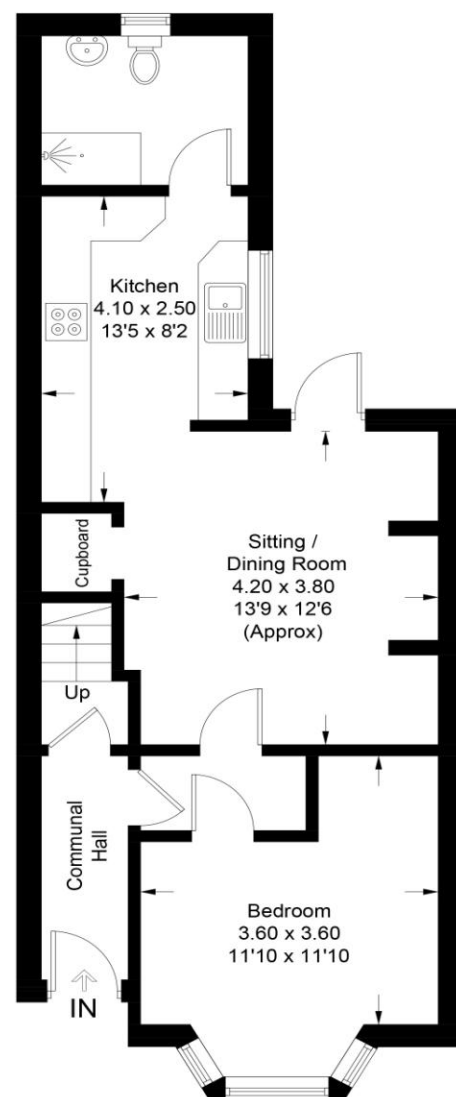


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204198)



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.



Woodland Terrace, Yeovil

Asking Price Of £120,000

18 Woodland Terrace
Somerset
BA20 1NY

Key features:

- Town Centre Location
- Freehold Property
- Enclosed Garden
- Modern Bathroom and Kitchen
- Double Glazing
- Attractive Conversion
- Permit Parking Available
- Ideal Investment Buy To Let

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Why you'll like it

An immaculately presented ground floor garden flat including the freehold of the original terraced house, located in an ideal position for Yeovil Town Centre and Hospital. The property comprises of entrance hallway, large lounge with patio door leading to the rear patio area, modern fully fitted kitchen, double bedroom and modern bathroom. Private rear garden.

COMMUNAL ENTRANCE Shared front door opening into a communal hallway. Door leading into the ground floor apartment on the right and door to the upper apartment ahead. Neutral decor and grey tiled flooring.

HALLWAY With doors opening to the sitting/dining room and bedroom. Neutral decor and wooden-laminate flooring.

SITTING/DINING ROOM 13' 9" x 12' 5" (4.2m x 3.8m) Spacious and light reception room, open-plan to the kitchen at the rear. Double glazed door opening to the garden.

Neutral decor and wooden-laminate flooring.
 Electric storage heater.
 Under stairs storage space.

KITCHEN 13' 5" x 8' 2" (4.1m x 2.5m) Modern kitchen with double glazed window to the side and door leading to the bathroom at the rear. Fitted kitchen with wooden-laminate units and black work top. Black composite sink and cream wall tiles with a brown mosaic trim. Fitted electric oven and hob with extractor above. Integrated fridge and freezer plus space for washing machine. Wooden laminate flooring.

BATHROOM Modern bathroom with suite of white toilet, pedestal basin and bath with shower above and screen. Grey floor tiles and light brown wall tiles. Chrome heated towel rail and extractor fan. Double glazed window to the rear. Mirror-fronted cupboard.

BEDROOM 11' 9" x 11' 9" (3.6m x 3.6m) Good sized double bedroom with double glazed bay window to the front. Neutral decor and wooden laminate flooring. Electric storage heater.

GARDEN Private fully enclosed patio garden to the rear. Gate giving access at the end of the garden.

