

## Property Location

Bicknell Gardens is a modern cul de sac development set off the higher end of St Michael's Avenue. Within walking distance or a short drive to Yeovil town centre, Yeovil District Hospital and the many other town amenities including shops, cinema and restaurants. Local primary and secondary schools are also within walking distance.

### 11 Bicknell Gardens, Yeovil, Somerset, BA21 4LT

Approximate Gross Internal Area = 34.0 sq m / 366 sq ft

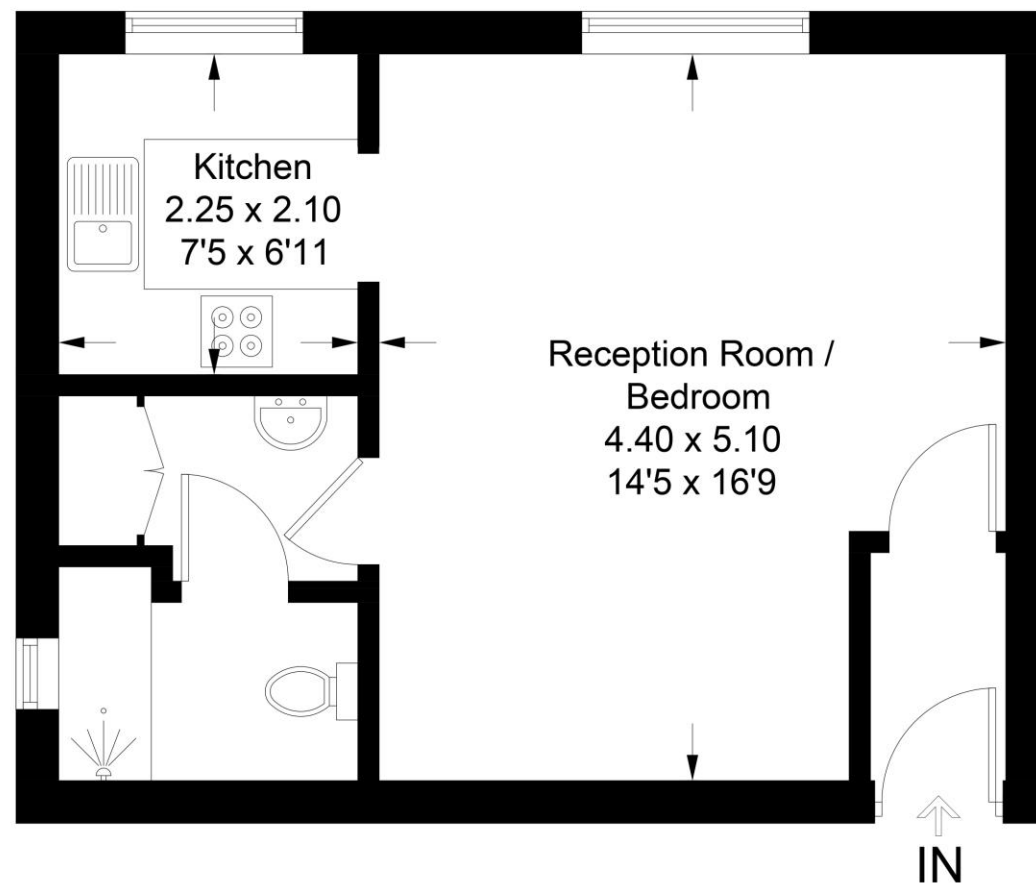


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207490)



**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.



## Bicknell Gardens, Yeovil

Asking Price Of £85,000



11 Bicknell Gardens  
Yeovil  
BA21 4LT

#### Key features:

- Smart Studio Apartment
- Off-Road Parking
- Ideal Location
- Potential Income £8100pa
- Gross Yield 9.5%
- Gas Central Heating
- Close to Shops and Amenities
- £640pa Service Charge



#### Why you'll like it

Ideal low-hassle investment property or first home, this smart, first-floor studio apartment in the popular Bicknell Gardens area of central Yeovil. Benefitting from gas central heating and off-road parking, the open-plan living space is complemented by modern kitchen and bathroom fittings. Perfect location for major employment centres such as YDH and the town centre.

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

**ENTRANCE HALL** Front door from the communal stairwell opening into a small entrance hall with secondary door opening into the studio. Ideal for coat/shoe storage. Dark grey ribbed carpet and neutral decor.

**RECEPTION / BEDROOM** 14' 5" x 16' 8" (4.4m x 5.1m) Good sized main living space, doubling up as bedroom and with plenty of room for sofa/seating area and bedroom area. Open archway to the kitchen and door leading to the bathroom / wardrobes area. Dark grey carpet and neutral decor. Double glazed window to the rear. Radiator.

**KITCHEN** 7' 4" x 6' 10" (2.25m x 2.1m) Modern and light kitchen with white/wood units and a grey laminate work surface. Double glazed window to the rear. Appliance spaces for gas cooker, washing machine and under-counter fridge. White tiled walls with grey tiled flooring. Glow Worm gas boiler wall mounted.

**BATHROOM** From the main reception a door leads into a small side room which benefits from good-sized fitted wardrobes providing good storage space. A white ceramic pedestal wash basin is fitted in this room. A second door leads into the main bathroom where there is a white toilet and bath with shower fitted above. Double glazed window to the rear. White tiled walls and flooring. Two radiators.

**OUTSIDE** Unallocated off-road parking is available in a parking area to the rear of the block.

