

for sale

guide price **£90,000**



St. Annes Gardens Yeovil BA21 3ET

NO CHAIN! A two bedroom ground floor flat with rear garden located within 1/2 a mile of amenities. In need of some updating throughout, it could make for an ideal investment or first home.

St. Annes Gardens Yeovil BA21 3ET

SOLD WITH NO CHAIN is this two-bedroom ground floor flat which is situated within 1/2 a mile of local amenities and schools. In need of updating internally, the property benefits from two double bedrooms, living room, bathroom, kitchen and enclosed rear garden.

Entrance Hall

Welcoming entrance hall with a front-facing door, featuring a radiator for warmth and two convenient storage cupboards—ideal for coats, shoes, or household essentials.

Lounge

Bright and comfortable lounge featuring a large, double-glazed window to the front, a cosy gas fire, and a radiator providing additional warmth.



Kitchen

Well-equipped kitchen fitted with a range of wall and base units complemented by worktops. Features include double-glazed windows to the rear and side, a stainless steel sink with drainer, radiator, and boiler. The space is part-tiled and includes a cooker hood, with designated areas for a cooker, fridge freezer, and washing machine. A door provides direct access to the garden.

Bedroom One

Spacious double bedroom featuring a double-glazed window overlooking the rear of the property, a radiator for comfort, and a built-in storage cupboard.

Bedroom Two

Well-proportioned bedroom with a double-glazed window to the front, a radiator for warmth, and a useful built-in storage cupboard.

Bathroom

Bathroom comprising a bath, wash hand basin, and WC. The room features part tiling, a radiator, and a double-glazed window to the rear providing natural light and ventilation.

Outside

Rear Garden

Attractive rear garden featuring a patio area ideal for outdoor seating, a brick-built shed for storage, and side access. The space is enclosed by fencing and complemented by established shrubs for added privacy and greenery.





To view this property please contact Connells on

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1-3 Princes Street
YEOVIL BA20 1EW

Property Ref: YOV314116 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 500.00

Ground Rent: 10.00

[view this property online connells.co.uk/Property/YOV314116](https://www.connells.co.uk/Property/YOV314116)

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Nov 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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