

for sale

guide price **£60,000**



## Highland Court Eastland Road Yeovil BA21 4RU

**CASH BUYERS ONLY! NO CHAIN!** This one bedroom flat is located within 1/2 a mile of Yeovil Hospital and the Town Centre. In need of modernisation throughout, it could make for the perfect investment. With garage and allocated parking to the rear. **CALL NOW!**

# Highland Court Eastland Road Yeovil BA21 4RU

## Communal Entrance

Door to the front of the property leading to the shared communal entrance, with rear door leading to the parking.

## Entrance Hall

The entrance hall is accessed via a door leading from the communal entrance, the hall also has an airing cupboard.

## Lounge

13' 5" max x 9' 10" max (4.09m max x 3.00m max)

Lounge with single glazed window to the front and storage heater.

## Kitchen

9' 10" x 5' 11" (3.00m x 1.80m)

Kitchen featuring wall and base units, stainless steel sink and drainer, part tiling, single glazed window to the side of the property, pantry, space for washing machine and fridge freezer.



**Bedroom**

10' 6" x 9' 5" (3.20m x 2.87m)

Bedroom with electric heater and single glazed window giving outlooks to the front of the property.

**Bathroom**

Bathroom with part tiling, W/C, wash hand basin, extractor fan and bath with electric shower over.

## Allocated Parking

Allocated parking space located at the rear.

## Garage

Up and Over door.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOY313945 - 0002

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 804.00

Ground Rent: 70.00

**[view this property online connells.co.uk/Property/YOY313945](http://connells.co.uk/Property/YOY313945)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold backs.

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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