

for sale

offers over **£100,000**



Court Ash House Court Ash Yeovil BA20 1HG

A well-presented first-floor flat featuring a bright and spacious lounge, a fitted kitchen, generous double bedroom, and a modern bathroom. The property further benefits from secure communal entry, convenient lift access, and an allocated parking space to the rear.

Court Ash House Court Ash Yeovil BA20 1HG

This well-presented first-floor flat offers comfortable, practical living within a secure and well-maintained building. The accommodation includes a bright lounge area, a fitted kitchen with integrated appliances, a good-sized double bedroom, and a modern bathroom. Communal features include lift access, a tidy shared entrance lobby, and allocated parking positioned conveniently at the rear of the property.

Situated in the heart of Yeovil Town Centre, the flat enjoys excellent access to a wide range of nearby amenities. Within 0.2 miles, you'll find multiple supermarkets including Iceland (128 yards) and Marks & Spencer (172 yards), ideal for everyday shopping. There are also cafés, restaurants, retail outlets, and essential services just a short walk away, offering everything needed for convenient town-centre living. For healthcare, NHS Yeovil Health Centre is around 250 yards away, providing quick access to GP services.

The area benefits from strong transport links, with Yeovil Pen Mill Station only 0.81 miles away and Yeovil Junction 1.52 miles, providing connections to regional and national destinations. Several local bus stops, including Sandy Lane and New Road, are within approximately 0.1–0.14 miles, making travelling around the town easy. Nearby green spaces such as Yeovil Country Park (part of the wider BA20 area) offer attractive outdoor areas for leisure and relaxation. This combination of central convenience, strong transport links, and nearby amenities makes



Communal Entrance

Well-maintained shared entrance lobby with lift access to all floors, secure post boxes, and internal stairs leading to the first floor. A rear door provides convenient access to the residents' parking area.

Entrance Hall

Entered via a double-glazed front door, the hallway features an intercom system providing secure visitor access.

Lounge Area

Light and welcoming space featuring a double-glazed rear window and an electric heater.

Kitchen Area

Fitted with a double-glazed rear window, a range of wall and base units, and part-tiled splashbacks. Appliances include an oven, hob, and cooker hood, along with an integrated fridge freezer. There is also designated space for a washing machine.

Bedroom

A bright room featuring a double-glazed rear window and an electric heater.

Bathroom

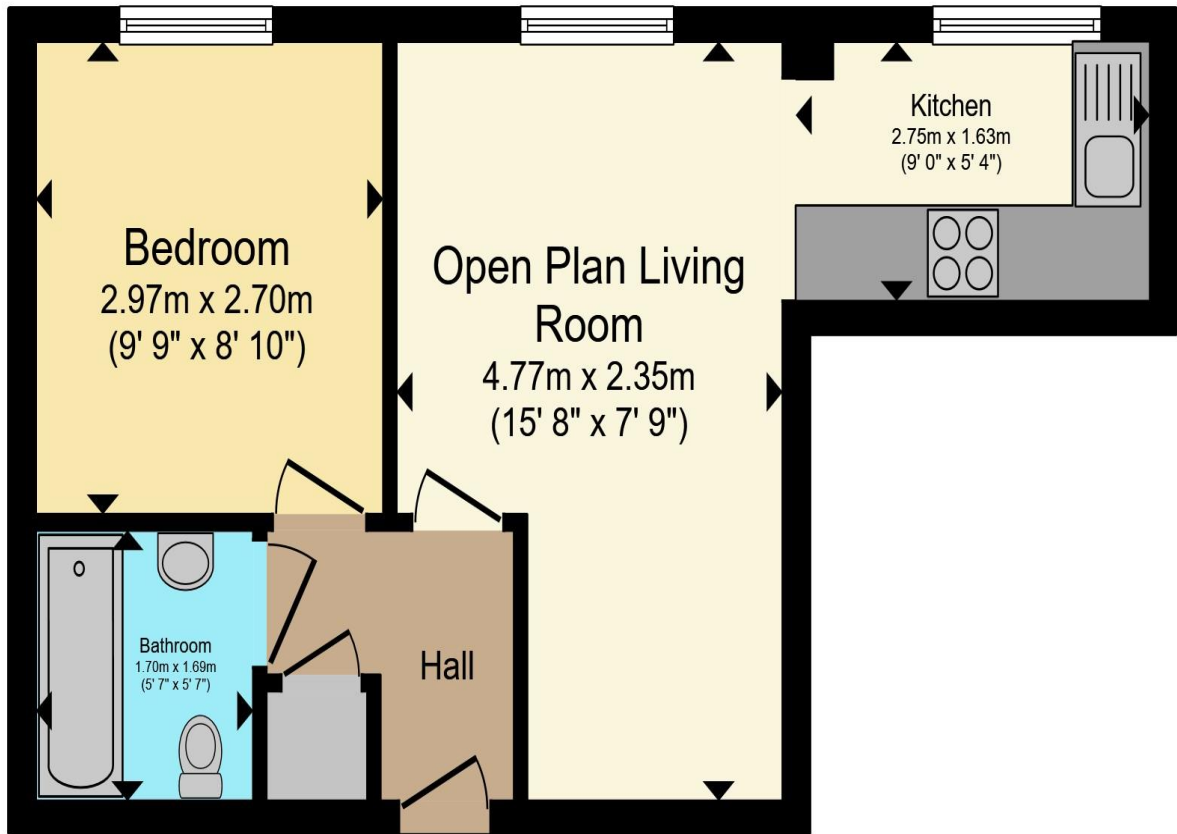
A well-appointed bathroom featuring a fitted bath with an overhead shower, complemented by part-tiled walls for practicality and easy maintenance. The suite includes a wash hand basin and a WC, creating a clean and functional space.

Parking

The property benefits from one allocated parking space, conveniently situated at the rear of the building for easy access.







Total floor area 32.3 m² (348 sq.ft.) approx

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.propertybox.io

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1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOY314176 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1560.00

Ground Rent: 313.63

[view this property online connells.co.uk/Property/YOV314176](http://connells.co.uk/Property/YOV314176)

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Nov 2015. 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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