



Bicknell Gardens, Yeovil, BA21 4LU

welcome to

Bicknell Gardens, Yeovil

- Ground Floor Studio Parking
- Fitted Kitchen
- Two Allocated Parking Spaces
- Sought After Location
- Close to Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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 packs.

£76,000

Communal Entrance

Stairs rising to all floors. The apartment can be found on the ground floor.

Apartment Entrance

Door opening into:

Lounge Area

10' 11" x 10' 8" (3.33m x 3.25m)
Double glazed window to the front.
Aerial point. Radiator.

Kitchen

7' 2" x 6' 8" (2.18m x 2.03m)
Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker. Plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler.

Bedroom Area

10' 8" x 4' 10" (3.25m x 1.47m)
Space for free standing furniture.
Radiator.

Bathroom

Suite comprising enclosed bath with mixer tap and shower over. Wash hand basin. WC. Built in cupboard. Radiator.

Parking

There are two allocated parking spaces.



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.floorplanner.com

view this property online fox-and-sons.co.uk/Property/YEO108531

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances.
5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs.
6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative.
7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

YEO108531 - 0005



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk