



Connells

Legion Road  
Yeovil



### Property Description

**SHORT LEASE!** This two-bedroom ground floor flat is the perfect investment. With communal garden, living room, bathroom and two double bedrooms. Sold with **NO CHAIN**, the property is in need of updating throughout. **CALL NOW.**

### Entrance Hall

Entrance hall with communal door to the front of the building and access to the property.

### Lounge

17' 11" x 11' 9" max (5.46m x 3.58m max)

A lounge with two radiators, a double-glazed rear window providing natural light, and a built-in storage cupboard for convenience.

### Kitchen

11' 9" x 6' 4" (3.58m x 1.93m)

A well-equipped kitchen featuring fitted units and worktops, a double-glazed front window, a cupboard housing the boiler, and designated spaces for a washing machine and fridge freezer.



### Bedroom One

12' 7" x 12' 5" (3.84m x 3.78m)

A bedroom featuring a double-glazed rear window that provides natural light and a rear outlook. The room includes two radiators, ensuring a warmth throughout the year.

### Bedroom Two

11' 11" x 6' 10" (3.63m x 2.08m)

A second bedroom featuring a side-facing double-glazed window that brings in natural light while maintaining good insulation. The room also includes a radiator.

### Bathroom

A bathroom featuring a double-glazed front window providing natural light and ventilation. The suite includes a bath with shower over, a wash hand basin set within a vanity unit alongside a W/C, and a heated towel rail for added comfort.

### Outside

### Communal Garden

The property benefits from a communal garden featuring a well-maintained grassed area surrounding the flats, providing pleasant outdoor space for residents to enjoy.

### Agents Notes

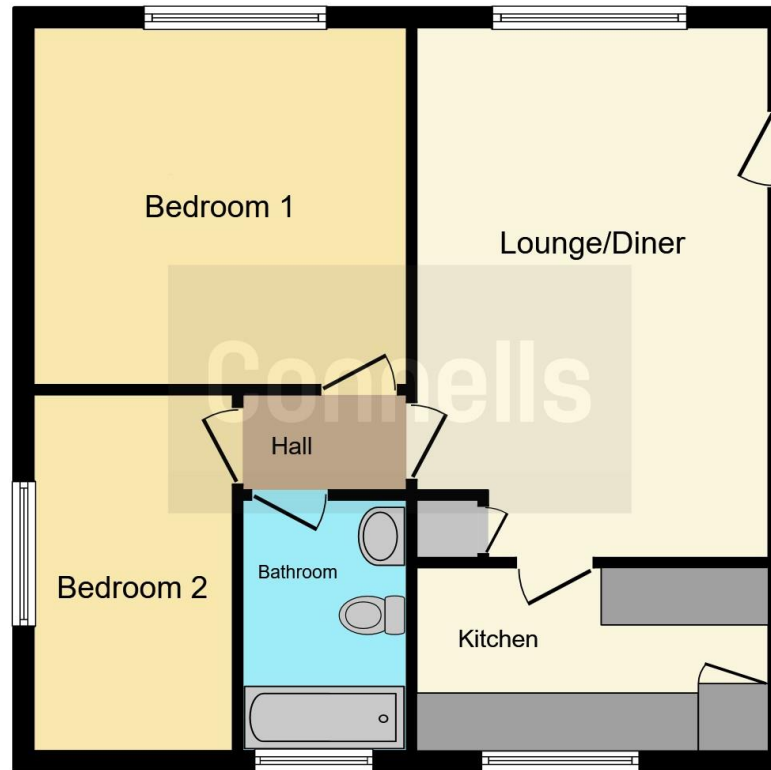
Please note that all services/appliances have not and will not be tested.











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

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1-3 Princes Street  
 YEOVIL BA20 1EW

EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/YOV313977](http://connells.co.uk/Property/YOV313977)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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