

for sale

offers over **£70,000**



Crofton Court The Avenue Yeovil BA21 4DZ

A well-presented and spacious two-bedroom apartment featuring a bright open-plan lounge, dining, and kitchen area—perfect for modern living. The property also includes a stylish, contemporary shower room and an emergency pull-cord system for added peace of mind. Arrange a viewing today!

Crofton Court The Avenue Yeovil BA21 4DZ

This well-presented two-bedroom apartment offers practical and comfortable accommodation, featuring an open-plan lounge, dining, and kitchen area designed for modern living. The property also includes a well-appointed shower room and benefits from an emergency pull-cord system, providing additional reassurance.

The apartment forms part of a well-maintained development with access to communal gardens for residents' enjoyment.

Located in the area of Yeovil, the property is well positioned for access to local amenities, shops, and services, with Yeovil town centre within easy reach. Transport links are readily available nearby, making this an accessible and practical location for everyday needs.



Communal Entrance

Communal entrance hall with landing area, providing access to the flat's private fuse box and a cupboard housing the water tank with fitted shelving. These areas form part of the flat but are accessed via the communal entrance.

Open Plan;

Lounge Area

The lounge area enjoys a double-glazed window to the front aspect, providing natural light and outdoor outlook, along with a heater for comfort.

Kitchen Area

The kitchen is fitted with a range of matching up-and-over wall and base units with worktops over. Features include a breakfast bar, electric hob, eye-level oven, and AEG cooker hood designed to extract steam and filtered air. There is a double bowl sink with draining board in a white composite material, complete with mixer tap, pull-out drawers for added convenience, and an integrated fridge and freezer.

Dining Area

The dining area offers space to accommodate a dining table, making it suitable for everyday meals and entertaining within the open-plan living space.

Bedroom One

Bedroom one is a comfortable room featuring a double-glazed window to the front aspect, and an electric radiator for heating.

Bedroom Two

Bedroom two is a well-proportioned room featuring a double-glazed window to the front aspect, allowing natural light to enter.

Bathroom

The bathroom is fitted with a shower cubicle featuring a rainfall shower, complemented by an extractor fan for ventilation. There is a combined wash-hand basin and WC set within a vanity unit, along with fitted storage units and an electric radiator.

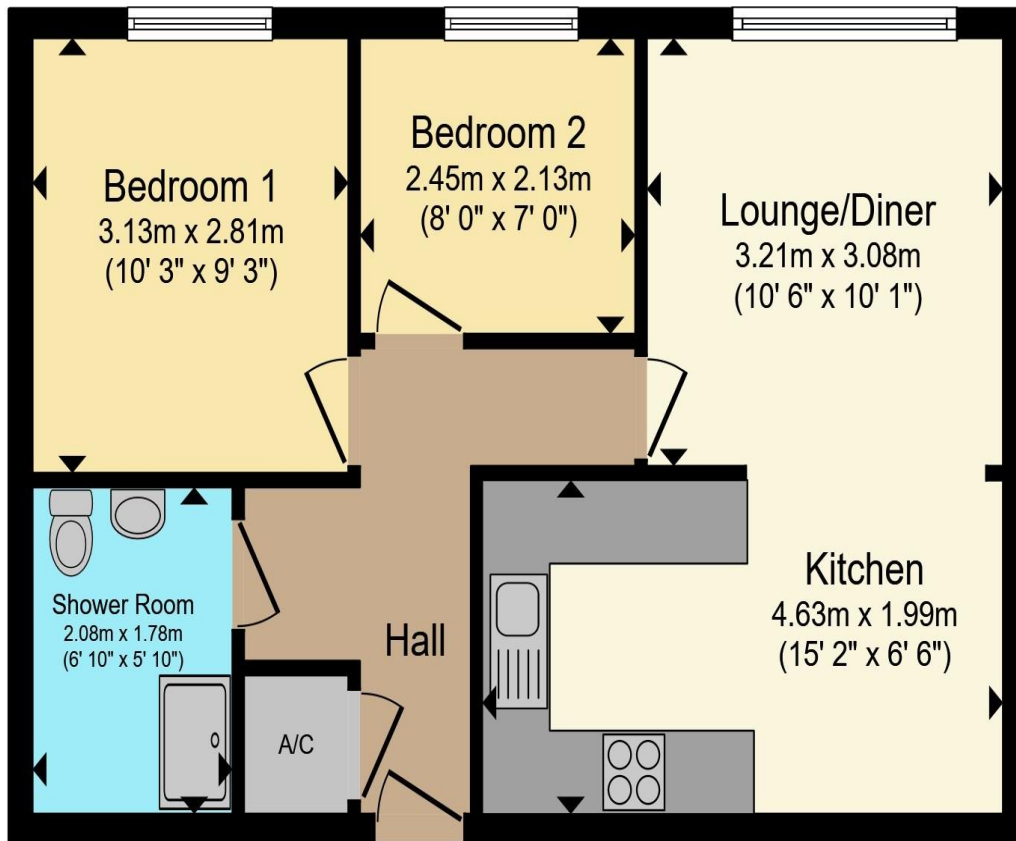
Outside

Communal Gardens

The property enjoys the use of communal gardens, providing shared outdoor space for residents.







Total floor area 48.2 m² (518 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



To view this property please contact Connells on

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1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOV314220 - 0006

Tenure:Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 3574.00

Ground Rent: 244.00

view this property online
connells.co.uk/Property/YOV314220

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1988. 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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