Property Location

This one-bedroom ground-floor apartment in Kiddles is conveniently situated within short walking distance of the town centre which offers plenty of shops, restaurants and a cinema. Yeovil Pen Mill railway station is nearby and provides quick access to Bath, Bristol and Dorchester.

62 Kiddles, Yeovil, BA21 4ER

Approximate Gross Internal Area = 41.0 sq m / 441 sq ft

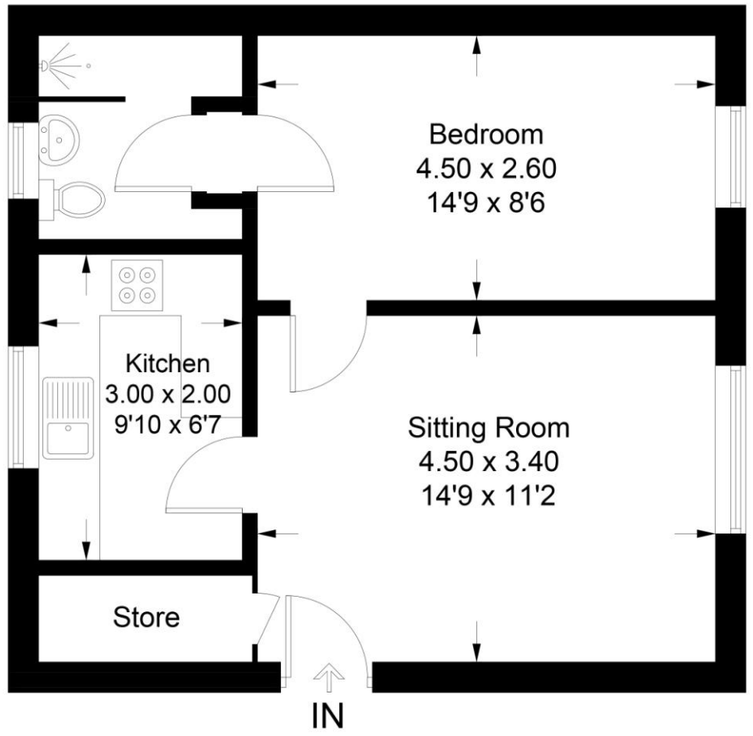


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334799)

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Kiddles, Yeovil

Offers In Region Of £85,000

Martin & Co Yeovil
18 Princes Street ● Yeovil ● BA20 1EW
T: 01935 420555 ● E: Yeovil@Martinco,com

http://www.martinco.com

62 Kiddles

Somerset

BA21 4ER

Key features:

- One-Bedroom Ground-Floor Apartment
- Modern Kitchen and Shower Room
- No Onward Chain
- Close to Town Centre and YDH
- Perfect for Investors or First-Time Buyers
- Electric Storage Heating
- Double Glazing

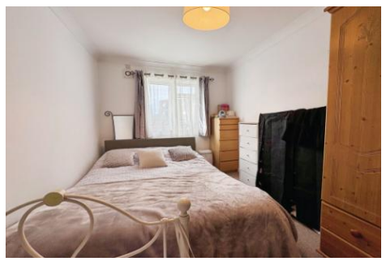
Why you'll like it

This ground-floor one-bedroom apartment is situated in a popular residential area, near the centre of Yeovil and within walking distance of Yeovil District Hospital. The property features a living room, kitchen, double bedroom, shower room and a small garden. The property is ideal for investors and first-time buyers. Viewing is highly recommended.

ENTRANCE HALL: A communal entrance shared by the two ground-floor apartments.

LIVING ROOM 13' 9" x 11' 1" (4.2m x 3.4m) Upon entering the property, you are welcomed into the spacious living room. The room has a double-glazed window to the front of the property and a large airing cupboard suitable for additional storage. The room is neutrally decorated and has beige carpet flooring. Space for a dining table and chairs. Provides access to the kitchen and bedroom. One radiator

KITCHEN 9' 10" x 6' 6" (3.0m x 2.0m) A good-sized kitchen fitted with modern cabinets and drawers. Wooden effect laminate work surfaces with an inset stainless-steel basin and drainer. Space and plumbing for a freestanding washing machine, oven and fridge/freezer. White tiled splashguards and neutral walls. Double glazed window to the rear of the property.



BEDROOM 14' 9" x 8' 6" (4.5m x 2.6m) A double bedroom with an attached shower room. The bedroom is neutrally decorated and has beige carpet flooring. Double glazed window to the front of the property. One radiator.

SHOWER ROOM 6' 6" x 5' 2" (2.0m x 1.6m) This modern shower room features a three-piece suite that comprises of a white w/c, hand basin and walk-in shower cubicle. White tiled walls and vinyl flooring. Obscure double-glazed window to the rear of the property.

OUTSIDE: To the rear of the property is a very low maintenance, courtyard style garden.

MATERIAL INFORMATION:
Council Tax Band: A
Annual Service Charge: £458.00
Annual Ground Rent: £22.50
Years Remaining on Lease: 954