

Property Location

This one-bedroom first-floor apartment is situated in a popular residential area near the centre of Yeovil. Within walking distance of Yeovil District Hospital and the town centre which has plenty of shops, cafes, restaurants and a cinema. The nearby Pen Mill railway station provides links to Bristol, Bath and Dorchester.

9 Kiddles, Yeovil, BA21 4EP

Approximate Gross Internal Area = 36.7 sq m / 395 sq ft

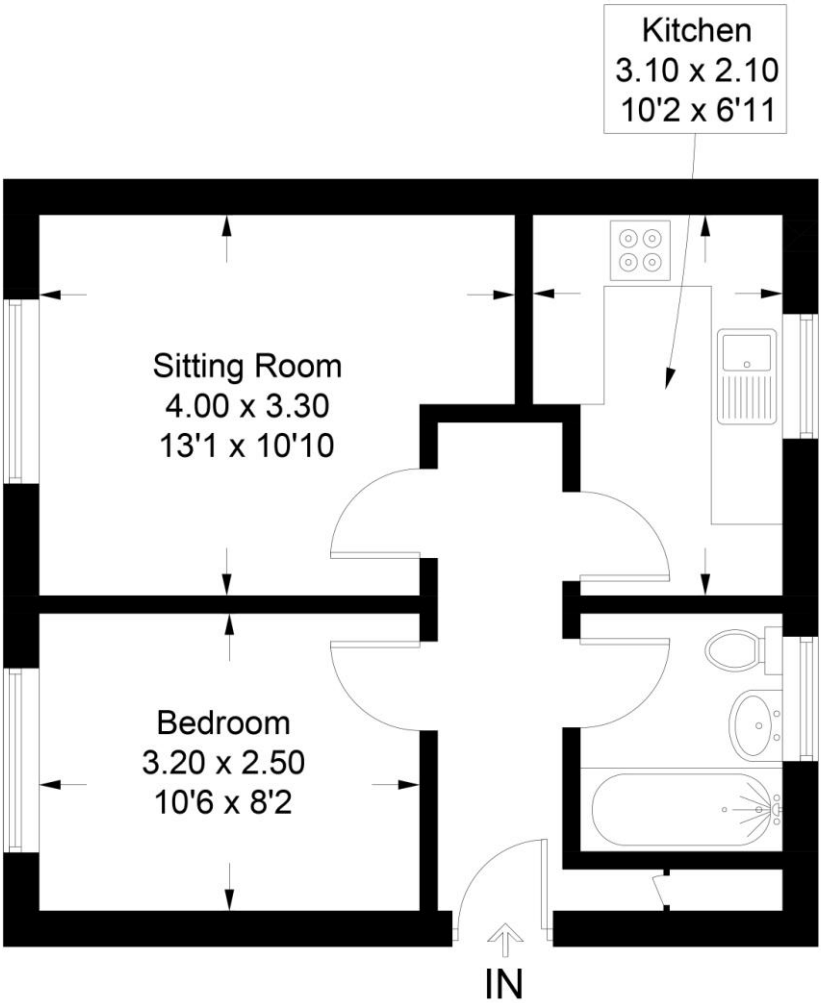


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1342339)



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, sellers(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>





9 Kiddles
Somerset
BA21 4EP

Key features:

- One-bedroom First-Floor Apartment
- Close to Town Centre & Hospital
- Chain Free
- Ideal First Home or Investment Opportunity
- Electric Storage Heating
- Double Glazing

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This well-proportioned first-floor one-bedroom apartment is situated in the popular Kiddles residential area near the centre of Yeovil. The property features a sitting room, kitchen, bathroom and double bedroom. The property is within short walking distance of the town centre and Yeovil District Hospital. Ideal first home or perfect investment opportunity. Being sold with no onward chain. Viewing is highly recommended.

ENTRANCE HALL Upon entering the property you are welcomed into the central hall which provides access to the sitting room, kitchen, bathroom, bedroom, airing cupboard and the loft hatch above. Space for coat and shoe storage. Neutrally decorated walls and wooden effect vinyl flooring. One wall-mounted storage heater.

SITTING ROOM 13' 1" x 10' 9" (4.0m x 3.3m) A spacious sitting/dining room with double glazed window to the front of the property. Neutrally decorated walls and grey carpet flooring. Space for a dining table and chairs. One wall-mounted storage heater.

KITCHEN 6' 10" x 10' 2" (2.1m x 3.1m) The kitchen is complete with a mixture of wall-mounted and fitted cabinets and drawers. Ample work surfaces with an inset stainless-steel basin and drainer. Space for freestanding electric oven, washing machine and fridge/freezer. Tiled

splashguards and tiled effect vinyl flooring. Double glazed window to the rear of the property.

BEDROOM 8' 2" x 10' 5" (2.5m x 3.2m) A modern bathroom that is fitted with a three-piece suite comprising of a white w/c, hand basin and bathtub with shower unit above. Partially tiled walls and obscure double-glazed window to the rear of the property.

BATHROOM 6' 6" x 5' 6" (2.0m x 1.7m) The bathroom is fitted with a three-piece suite comprising of a white w/c, hand basin and bathtub with shower unit above. Partially tiled walls and wooden effect vinyl flooring. An obscure double-glazed window to the rear of the property. One storage heater.

MATERIAL INFORMATION:
Council Tax Band: A
Lease Length: 57 Years
Service Charge: £545.00
Ground Rent: £22.50
On Road Parking
Electric Storage Heating
No Onward Chain

