



Clarence Court, Clarence Street, Yeovil, BA20 1AR

fox & sons

welcome to

Clarence Court, Clarence Street, Yeovil

A spacious two bedroom second floor apartment, offered for sale with no onward chain and situated within the heart of Yeovil Town Centre & Hospital. The accommodation is presented in excellent decorative order throughout and comes fully furnished.



Communal Entrance

Secure telecom entry system. Stairs and lift to all floors. The apartment can be found on the second floor.

Apartment Entrance

Secure door into the apartment with telecom entry. Large storage cupboard and a further airing cupboard. Radiator.

Sitting/ Dining Room

16' 8" x 15' 6" (5.08m x 4.72m)

Double glazed French doors opening onto a Juliette balcony providing a wealth of natural light to the room. Dining table and chairs. Aerial point. Inset spotlights to the ceiling. Radiator. Opening into:

Fitted Kitchen

11' 5" x 7' 2" (3.48m x 2.18m)

Double glazed window. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl sink with mixer tap. Integrated ceramic hob with cooker hood over and electric oven below. Integrated microwave and washing machine. Fridge/freezer.

Master Bedroom

13' 2" x 10' 10" max (4.01m x 3.30m max)

Double glazed window. Built in wardrobes. Space for free standing furniture. Radiator. Door opening into:

En Suite

Double glazed window. Modern suite comprising enclosed bath with shower over. Wash hand basin inset to vanity unit and WC. Inset spotlight to the ceiling. Radiator.

Bedroom Two

11' 6" x 10' 11" max (3.51m x 3.33m max)

Double glazed window. Built in wardrobe. Radiator.

Shower Room

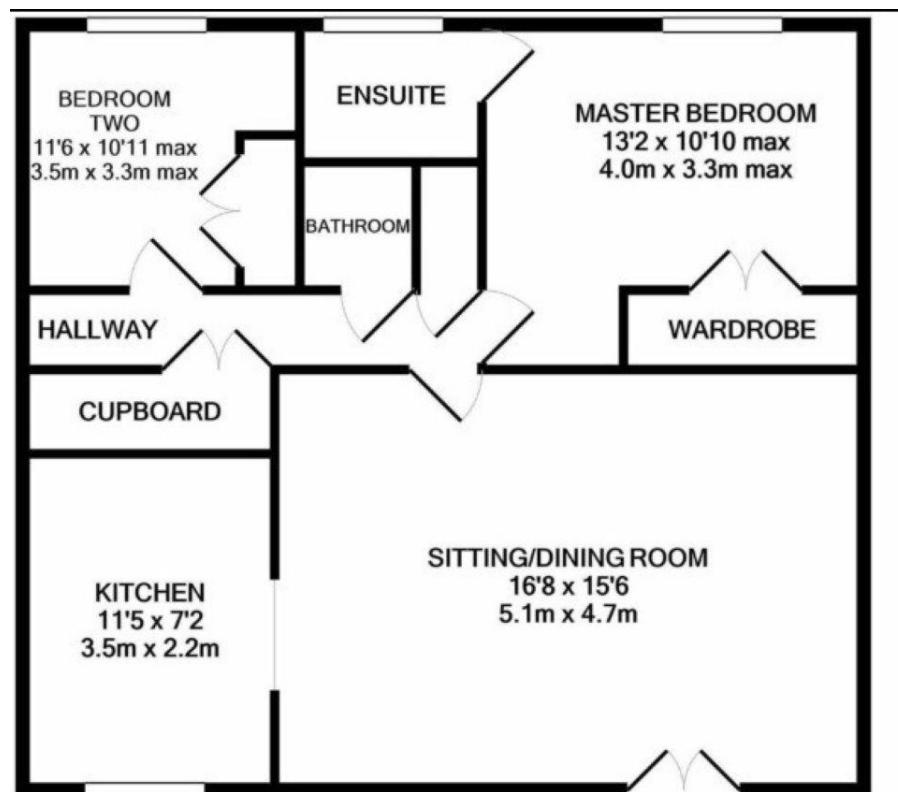
Modern suite comprising enclosed shower cubicle, wash hand basin and WC. Towel radiator.

Outside

The apartment boasts allocated parking in a secure gated parking area to the rear of the building and communal gardens.

Agent Note

The apartment will be sold as seen with all the furniture and appliances (washing machine, dishwasher & fridge/freezer) included.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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welcome to

Clarence Court Clarence Street, Yeovil

- Second Floor Apartment
- Two Double Bedrooms with En Suite to Master
- Allocated Parking Space
- Gas Central Heating
- Town Centre Location

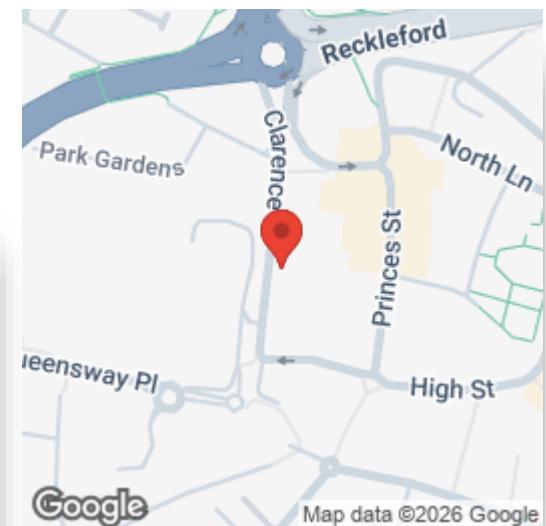
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C 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.

£210,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
YEO102709 - 0003

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.



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