



**Ivel Court, YEOVIL BA21 4HX**

welcome to

## Ivel Court, YEOVIL

- First Floor Apartment
- Double Bedroom
- Allocated Parking Space
- Town Centre Location
- Close to Amenities & Hospital

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 420.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £85,000

### Communal Entrance

Secure door to the front with stairs rising to all floors.

### Apartment Entrance

Doors opening into the lounge and bedroom.

### Lounge

14' 11" x 9' (4.55m x 2.74m)  
A light room with double glazed windows to the front. Aerial point. Opening into:

### Fitted Kitchen

8' 8" x 6' 6" (2.64m x 1.98m)  
Double glazed window to the rear. A range of fitted wall and base units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over a electric oven below. Plumbing for wa machine. Space for fridge/freezer.

### Bedroom

8' 6" x 7' 6" (2.59m x 2.29m)  
Double glazed window to the rear. Space for free standing furniture.

### Inner Hall

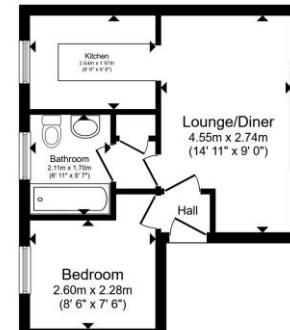
Two storage cupboards. Door opening into the bathroom.

### Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower attachment, wash hand basin and WC.

### Parking

There is one allocated parking space.



Total floor area 30.3 m<sup>2</sup> (326 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 inaccuracy. A party must rely upon its own inspection(s). Powered by www.propertybase.co

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#### Property Ref:

YEO108855 - 0002

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.