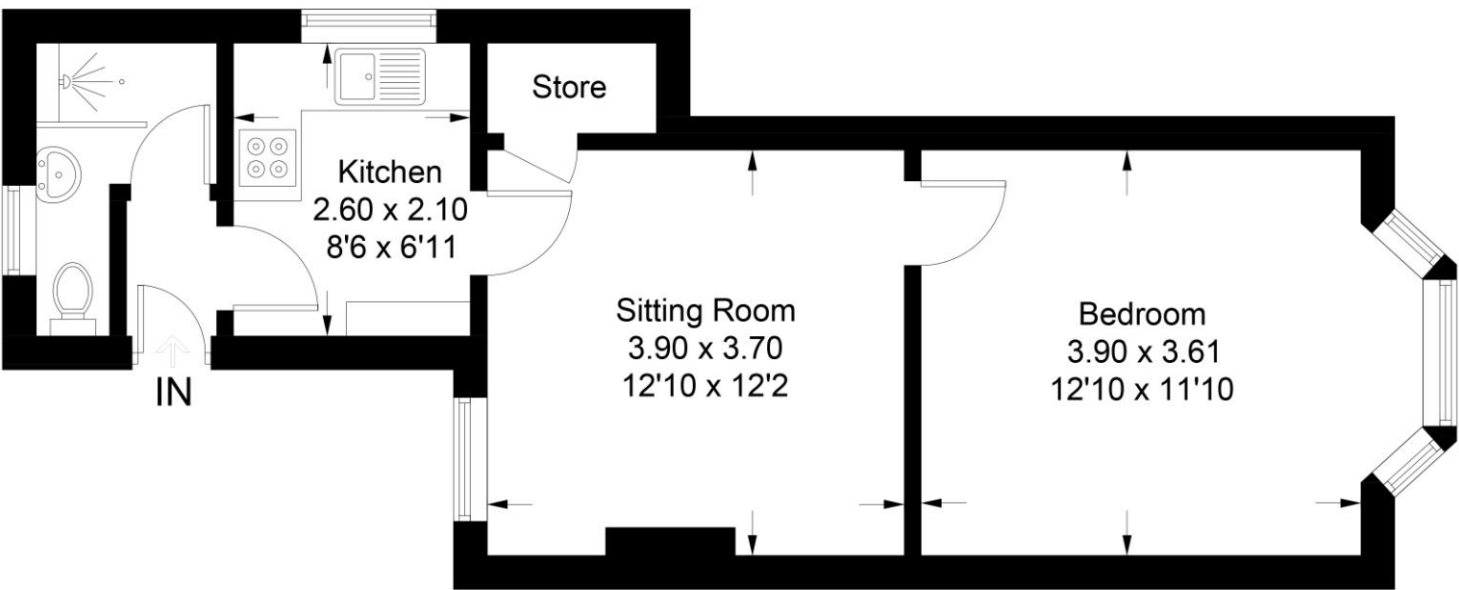


Property Location

This one-bedroom apartment is situated near Yeovil town centre and is within walking distance of many amenities including shops, cafes, restaurants and a cinema. Nine Springs County Park and Yeovil district hospital are both within short walking distance. The town benefits from two railway stations which provide direct links to London, Bristol and Exeter.

14A Everton Road, Yeovil, BA20 1UF

Approximate Gross Internal Area = 40.8 sq m / 439 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344779)



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.



Everton Road, Yeovil

Offers In Region Of £109,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>



14A Everton Road
Yeovil
BA20 1UF

Key features:

- One-Bedroom Ground-Floor Apartment
- Close to Town Centre & Hospital
- Chain Free
- Modern Kitchen and Bathroom
- Excellent Condition Throughout
- One Allocated Parking Space
- Share of the Freehold
- No Ground Rent or Service Charge
- Long Lease Length

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This one-bedroom ground-floor apartment is situated in the popular Everton Road residential area near the town centre. The property features a sitting room, kitchen, bedroom, shower room, courtyard and one allocated parking space. The property benefits from being recently redecorated throughout including new carpet, wooden doors, kitchen countertops and LED lighting. The property is being sold with no onward chain. Perfect for first-time buyers or would make a great investment opportunity. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into an entrance hall which provides access to the kitchen and shower room. Neutrally decorated walls and wooden effect vinyl flooring. One radiator.

SITTING ROOM 11' 9" x 12' 1" (3.6m x 3.7m) A spacious sitting room featuring a centrally positioned marble effect fireplace with an attractive mantelpiece surround. Neutral wall decoration and recently fitted grey carpet flooring. Large storage cupboard. Double glazed window to the rear of the property. One radiator.

KITCHEN 8' 6" x 6' 10" (2.6m x 2.1m) A recently upgraded kitchen fitted with white cabinet and drawers. New black countertops with an inset stainless-steel basin and drainer. Integrated electric oven and hob. Space for

undercounter fridge, freezer and washing machine. Tiled splashguards and wooden effect vinyl flooring. Double glazed window to the side of the property. Wall-mounted combi boiler.

BEDROOM 11' 9" x 12' 9" (3.6m x 3.9m) A double bedroom featuring a double-glazed bay window to the front of the property. Built-in alcove shelving and storage. Neutrally decorated walls with a pale green feature wall. Recently fitted grey carpet. One radiator.

SHOWER ROOM 6' 10" x 5' 2" (2.1m x 1.6m) A modern shower room fitted with a three-piece suite comprising of a white w/c, hand basin and walk-in shower cubicle. Partially tiled walls and vinyl flooring. Obscure double-glazed window to the rear of the property. Wall-mounted heated towel rail.

OUTSIDE: To the rear of the property is a private courtyard style garden. Allocated off-road parking suitable for one car.

MATERIAL INFORMATION:
Council Tax Band: A
Tenure: Leasehold with Share of the Freehold
Lease Length: 980 Years Remaining
No Ground Rent or Service Charge
No Onward Chain
One Allocated Parking Space

