



Connells

Grass Royal
Yeovil



Property Description

Connells are delighted to present this rare and exciting opportunity to acquire two properties on one freehold title, offered for sale via the Modern Method of Auction. The first is a well-appointed studio flat featuring a bright kitchen/living area, a defined bedroom space, and a contemporary shower room—ideal as a rental unit or personal bolt-hole.

To the rear, the title extends to a spacious two-bedroom flat, benefitting from two good-sized double bedrooms and a generous rear garden. Now offered with vacant possession, the property provides a flexible opportunity for investment or owner occupation. Together, both units offer a combined potential rental yield of approximately 7.5%, making this an exceptional opportunity for investors.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Studio Flat

Entrance Hall: Door to the front.

Kitchen/Living Room: (14'1 max X 10'9) Fitted kitchen with a range of wall and base units, double glazed window to the front, electric panel heater, electric hob, space for a cooker, washing machine and fridge/freezer.

Utility Room: (6 X 4'3) Wall and base units and space for a washing machine.

Bedroom Area: (10'8 X 8'2) Storage cupboard and a panel heater.

Shower Room: Shower cubicle, wc, wash hand basin and part tiling.

Maisonette

Lounge: (11'1 X 18,2) 2 x double glazed windows to the front and a radiator.

Kitchen: (16'6 max X 7'8) Fitted kitchen with a range of wall and base units, door to the side, double glazed window to the rear, electric oven and hob, space for a washing machine and fridge freezer, stairs rising to the 1st floor and part tiling.

Bedroom 1: (2nd floor) Double glazed window to the front and a radiator.

Bedroom 2: Double glazed window to the rear and a radiator.

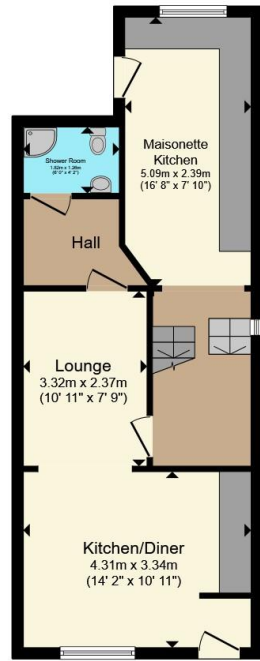
Bathroom: (1st floor) Bath with shower over, wc, wash hand basin, double glazed window to the side and part tiling.

Rear Garden: Hardstanding area with fencing, side access to shared path, lawn and a shed.





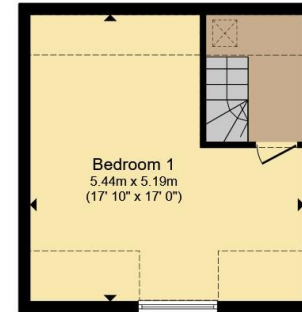




Studio



Maisonette First Floor



Maisonette Second Floor

Total floor area 121.0 m² (1,302 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 misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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1-3 Princes Street
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EPC Rating: E Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/YOV314215



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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