

Property Location

This first floor studio apartment is situated in a popular residential area within walking distance of Yeovil town centre and Railway Station. The town centre offers many amenities including shops, restaurants and a cinema.

23 Kiddles, Yeovil, BA21 4EP

Approximate Gross Internal Area = 20.8 sq m / 224 sq ft

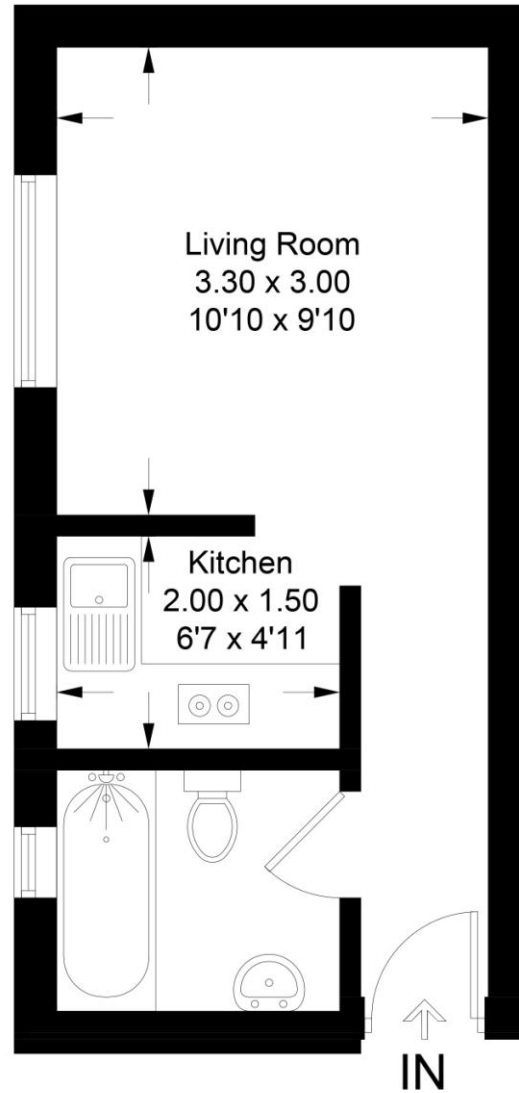


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278739)



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 £69,000



Kiddles
Yeovil
BA21 4EP

Key features:

- Spacious Studio Apartment
- Close to Town Centre
- Chain Free
- Ideal First Home or Investment Opportunity
- 10.4% Gross Yield
- First Floor Flat
- 973 Year Lease Length



Why you'll like it

This presentable first floor studio apartment is situated in a popular residential area of Yeovil. The apartment has a living space, kitchen and bathroom. Benefitting from being in no forward chain and could make a great first-time home or investment property. Viewing is highly recommended.

ENTRANCE HALL: The entrance hall provides access to the living room, kitchen, bathroom and loft hatch above. The hall has wooden laminate flooring and light blue walls.

LIVING ROOM 10' 9" x 9' 10" (3.3m x 3.0m) A spacious living room with double glazed window to the front of the property. Light grey carpet and blue walls. Loft hatch above. One radiator.

KITCHEN 6' 6" x 4' 11" (2.0m x 1.5m) The kitchen is fitted with wooden cabinets drawers. Work surfaces with integral stainless-steel basin and drainer. Integrated electric hob and extractor hood above. Space and plumbing for a washing machine. The kitchen has white tiled splashguards and walls. Wooden laminate flooring and double-glazed window.

BATHROOM 6' 6" x 5' 6" (2.0m x 1.7m) The bathroom has a three-piece suite comprising of white w/c, hand basin and bathtub with fitted shower unit above. White tiled walls and wooden effect vinyl flooring. Obscure double-glazed window.

OUTSIDE Communal staircase leading to the first-floor flats.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

