





Ermine Street, Yeovil, BA21 3QT

fox & sons

welcome to

Ermine Street, Yeovil

A two bedroom first floor apartment, offered for sale with no onward chain, situated on the west side of Yeovil and close to many local amenities. The accommodation offers a wealth of space and natural light throughout and externally boasting allocated parking for two cars.













Communal Entrance
Secure entry system. Stairs to all floors.

Apartment Entrance
Door opening into a porch with then an additional door, opening into:

Sitting Room
A lovely light and spacious room with dual aspect double glazed windows. Feature fireplace with electric fire inset. Aerial point. Radiator. Door opening into:

Inner Hall
Access to the loft space. Airing cupboard housing hot water tank and shelving above. Radiator.

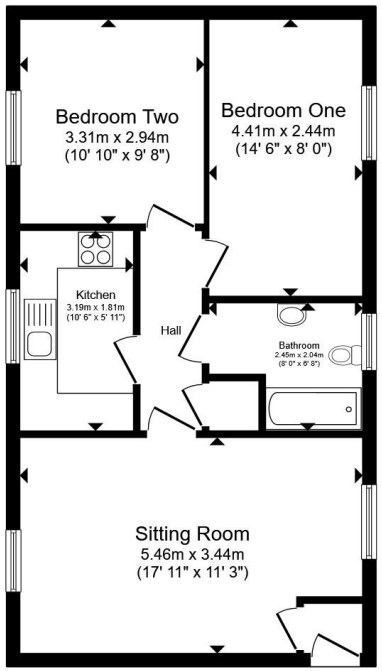
Fitted Kitchen
Double glazed window. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated four ring gas hob with cooker hood over and electric oven below. Washing machine and fridge/freezer to stay. Wall mounted boiler. Radiator.

Bedroom One
Double glazed window. Space for free standing furniture. Radiator.

Bedroom Two
Double glazed window. Space for free standing furniture. Radiator.

Bathroom
Double glazed window. Suite comprising enclosed bath with mixer tap with shower attachment and electric shower, wash hand basin inset to vanity unit and WC. Radiator.

Parking
There is gated carport parking available with the apartment offering space for two cars.



Total floor area 55.1 m² (593 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

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welcome to

Ermine Street, Yeovil

- First Floor Apartment
- Two Double Bedrooms
- Gated Car Port Parking for Two Cars
- No Onward Chain
- Sought After Location

Tenure: Leasehold EPC Rating: D
Council Tax Band: B 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.

offers in excess of

£110,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEO109340 - 0004

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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