



Property Location

This two-bedroom split maisonette is situated in a peaceful and desirable setting on the north-eastern side of Yeovil. The town centre is a short drive away and offers plenty of shops, restaurants and a cinema. Pen Mill railway station links the town with Bristol and Dorchester.

Flat 4, Belle Vue House, BA21 5TN

Approximate Gross Internal Area = 62.3 sq m / 670 sq ft

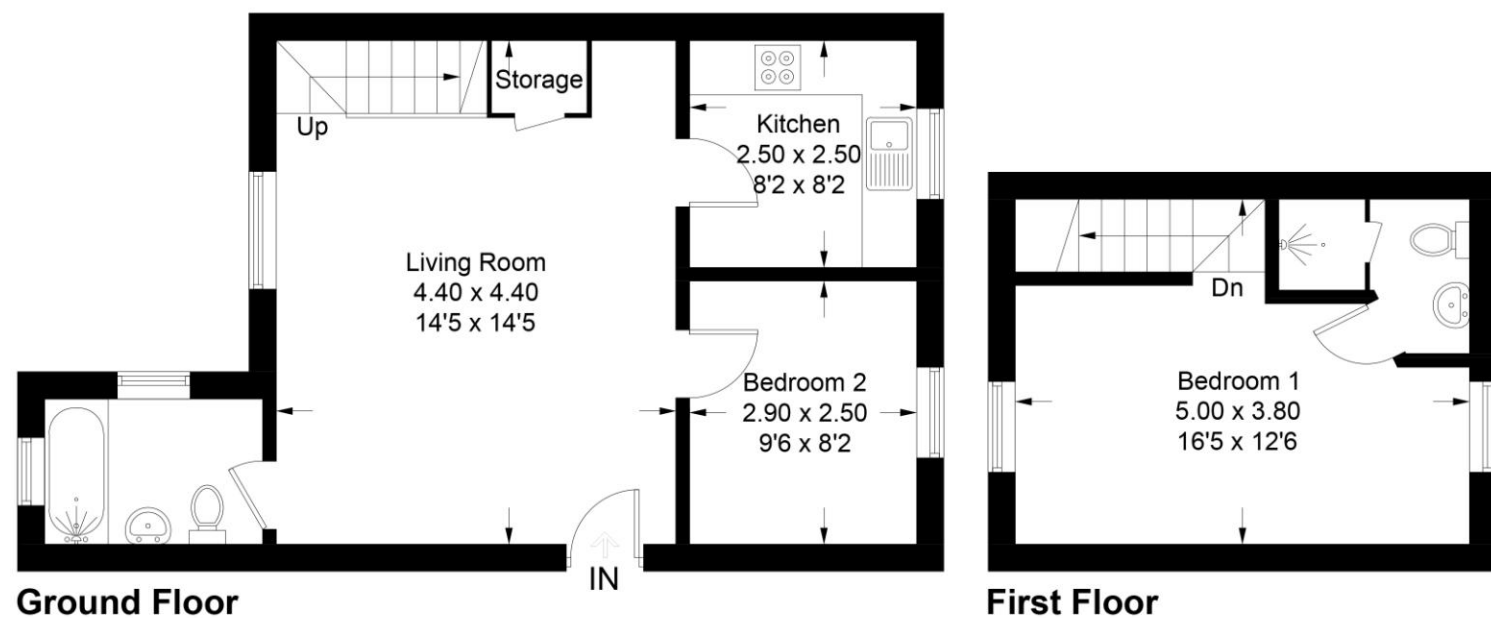


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322419)



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.

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Belle Vue House, The Grange

Offers In Region Of £160,000



Belle Vue House Yeovil BA21 5TN

Key features:

- Two-Bedroom Maisonette
- Desirable Location
- Chain Free
- Picturesque Views
- Modern and Stylish Throughout
- Ensuite
- Allocated Parking
- Private Garden
- Ideal for First-Time Buyers or Investment Opportunity

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	77 C	77 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This beautifully presented two-bedroom first-floor maisonette is situated on The Grange on the outskirts of Yeovil. The stylish property features a living room, kitchen, bathroom, two double bedrooms, ensuite, private garden and two allocated parking spaces. Sold with no chain. This property would make a fantastic investment opportunity or first-time purchase. Viewing is highly recommended.

COMMUNAL ENTRANCE: Bright and airy communal entrance hall which provides access to the two ground-floor and the two first-floor flats. Secure intercom entry system.

LIVING/DINING ROOM 14' 5" x 14' 5" (4.4m x 4.4m) A generously proportioned central living space with access to the kitchen, bedroom two, bathroom and the stairs which rise to the primary bedroom. The living room, is neutrally decorated and has grey carpet. Double glazed window to the front of the property. Understairs storage cupboard. Space for dining table and chairs. One radiator.

KITCHEN 8' 2" x 8' 2" (2.5m x 2.5m) The kitchen is fitted with a mixture of wooden cabinets and drawers. Black laminate work surfaces with an inset stainless-steel basin and drainer. Integrated fridge, dishwasher, double electric oven with gas hob and cooker hood above. Space and plumbing for



washing machine. Double glazed window to the rear of the property. Neutral walls and vinyl flooring. Ceiling spotlights.

BATHROOM 7' 10" x 5' 2" (2.4m x 1.6m) The bathroom is fitted with a three-piece suite that comprises of a white w/c, hand basin and bathtub. Wall mounted heated towel rail. Tiled walls and vinyl flooring. Two obscure double-glazed windows to the front of the property. Ceiling spotlights.

BEDROOM ONE 16' 4" x 12' 5" (5.0m x 3.8m) A spacious dual-aspect double bedroom with attached ensuite and built-in storage cupboard. Double glazed window to the front and rear of the property which allow for some picturesque views across the Somerset countryside. Neutral walls and grey carpet. Two radiators.

ENSUITE 6' 10" x 5' 6" (2.1m x 1.7m) The ensuite consists of a three-piece suite comprising of a white w/c, hand basin and walk-in shower cubicle. Wall mounted heated towel rail. Tiled walls and vinyl flooring.

BEDROOM TWO 9' 6" x 8' 2" (2.9m x 2.5m) A double bedroom with a double-glazed window to the rear of the property. Neutrally decorated walls and grey carpet. One radiator.

OUTSIDE: To the rear of the property is a private and enclosed garden which is laid to lawn. Level decking for a shed or seating area. Two allocated parking spaces.

