

for sale

offers over **£130,000**



Crofton Avenue Yeovil BA21 4DL

LOOKING FOR YOUR FIRST HOME OR INVESTMENT? LOOK NO FURTHER! This well presented two bedroom purpose built apartment is located within 1/4 of a mile of YEOVIL HOSPITAL and TOWN! With allocated parking this makes for the perfect home. CALL NOW!

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Accommodation

Entrance Hall

A welcoming entryway featuring a door that opens to the rear of the property and a staircase that leads directly up into the apartment, offering a smooth transition between levels and access points.

Lounge

15' into Recess x 12' 4" into Recess (4.57m into Recess x 3.76m into Recess)

A comfortable living space featuring two double-glazed windows to the side and an additional double-glazed window to the front, allowing plenty of natural light throughout the day. The room is fitted with two radiators, ensuring a warm and inviting atmosphere year-round.



Kitchen

A well-equipped fitted kitchen offering a range of wall and base units for ample storage, along with a stainless steel sink and drainer. The space includes a boiler, a radiator, and designated areas for a washing machine and fridge/freezer. Two double-glazed windows to the rear provide good natural light, complemented by part-tiled walls for a clean and practical finish.

Inner Hall

Inner hall with radiator and practical storage cupboard.

Bedroom One

9' 10" x 8' 7" (3.00m x 2.62m)

A comfortable double bedroom featuring a double-glazed window to the front, allowing natural light to fill the space. The room also includes a radiator, providing warmth and comfort throughout the year.

Bedroom Two

9' 10" x 9' 10" Max (3.00m x 3.00m Max)

A second bedroom featuring a double-glazed window to the front, providing plenty of natural light. The space includes a radiator for comfort and convenient loft access for additional storage.

Bathroom

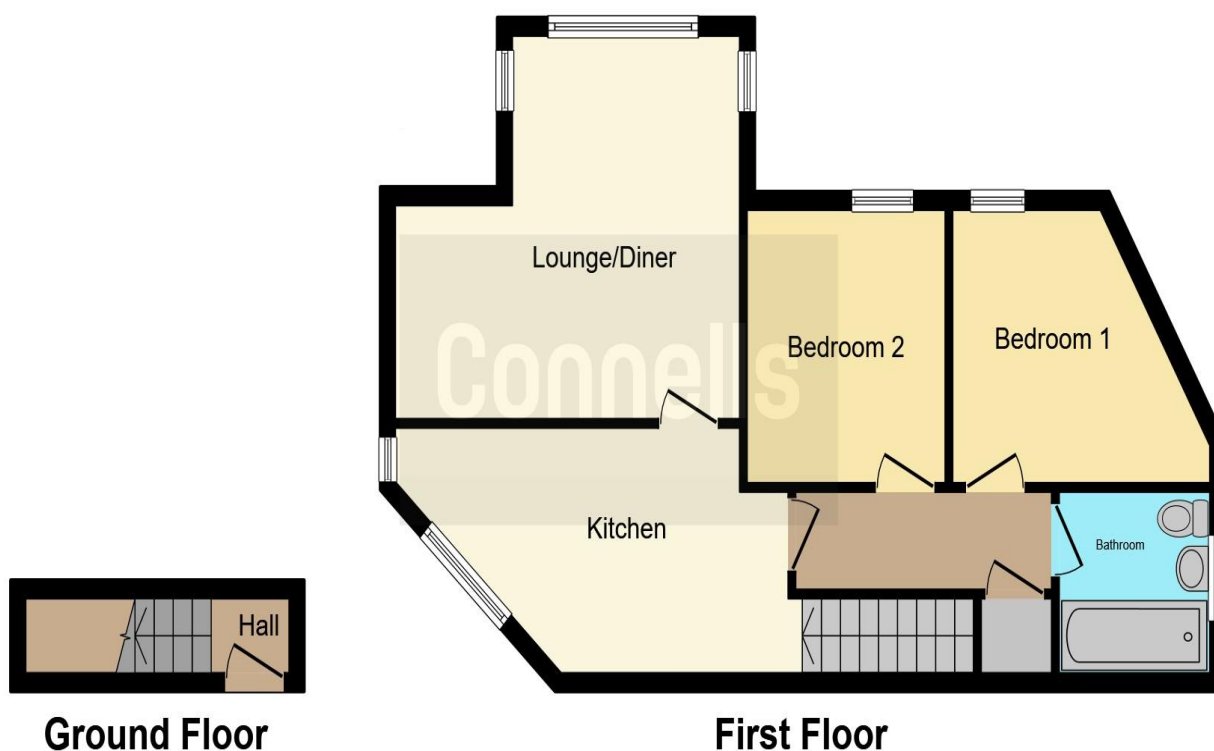
A bathroom fitted with a WC, wash hand basin, and a bath with shower over. The room benefits from a double-glazed window to the side, providing natural light and ventilation. A radiator ensures warmth, while part-tiled walls offer a clean and practical finish.

Parking

The property includes one allocated parking space, providing convenient and secure off-road parking







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.focalagent.com

To view this property please contact Connells on

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1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOV313538 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/YOV313538

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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