

for sale

guide price **£125,000**



## Collingwood Road Yeovil BA21 5FD

**IDEAL FIRST TIME BUY OR INVESTMENT!** This well presented two bedroom 2nd floor flat is located on the desired Wyndham Park, with two double bedrooms, open plan living with **FANTASTIC VIEWS!!** Car port parking is also offered. **CALL NOW.**

# Collingwood Road Yeovil BA21 5FD

## Entrance Hall

Door to the hall and two storage cupboards.

## Lounge/ Kitchen/ Diner

17' 6" Max x 15' 3" Max (5.33m Max x 4.65m Max)

Double glazed windows to the front and rear with views.

**Kitchen Area:** Fitted kitchen with a range of wall and base units, electric oven and hob, space for a washing machine, sink/drain, integrated fridge/freezer and part tiling.



### **Bedroom One**

14' Max x 9' 8" (4.27m Max x 2.95m)

Double glazed window to the front and a radiator.

### **Bedroom Two**

9' 4" x 11' 4" (2.84m x 3.45m)

Double glazed window to the front and a radiator.

### **Bathroom**

Double glazed window to the rear, heated towel rail, bath with shower over, wash hand basin, w/c and part tiling.



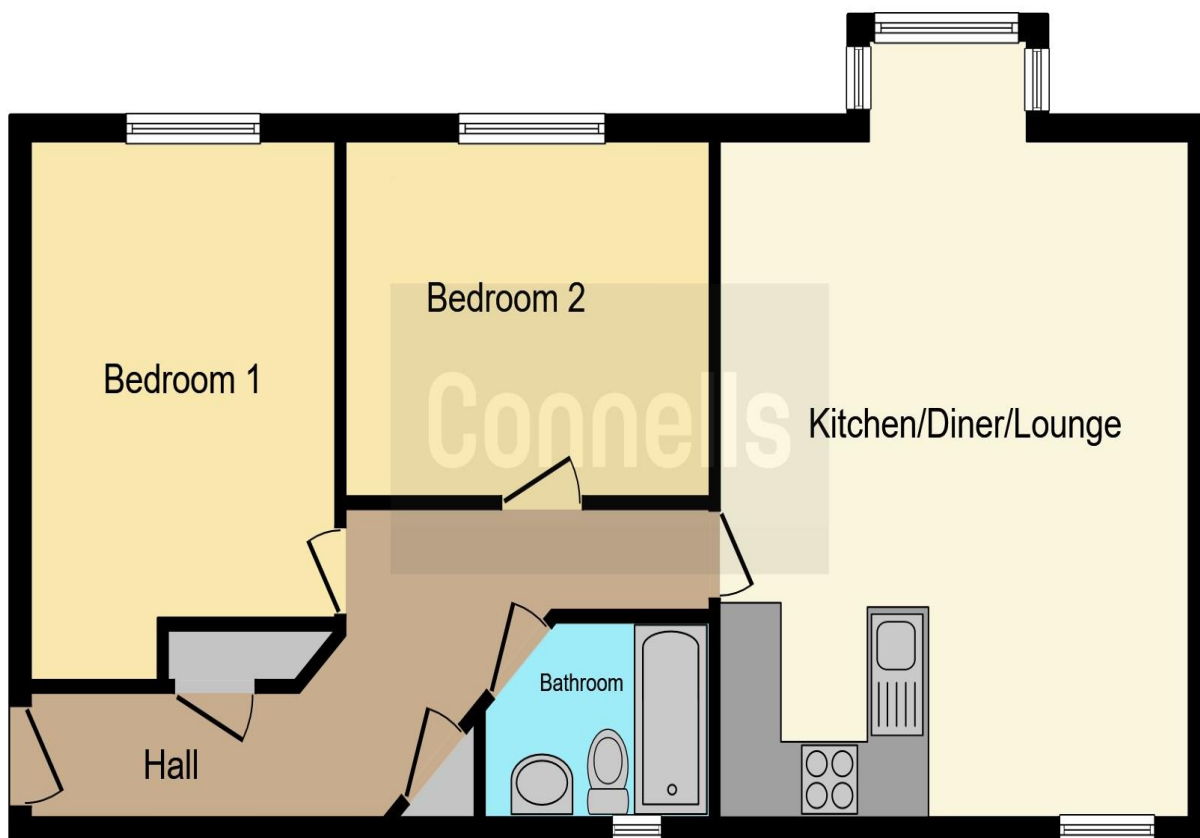
## Parking

Car port at rear.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

Property Ref: YOV311170 - 0006

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2105.07

Ground Rent: 250.00

**view this property online [connells.co.uk/Property/YOV311170](http://connells.co.uk/Property/YOV311170)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Nov 2012. 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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