Connells

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for sale

offers over **£160,000**



The Courtyard Everton Road Yeovil BA20 1UF

Connells are delighted to welcome to market a 3 bedroom first floor flat within 0.2 miles to the town centre.

Owning a share of freehold this property really needs to be seen to be fully appreciated.

Call now to book your viewing.

The Courtyard Everton Road Yeovil BA20 1UF

Entrance Hall

Storage cupboard housing the combi boiler.

Kitchen/Diner/Lounge

22' 7" Max x 11' 4" Max (6.88m Max x 3.45m Max)
Lounge area has spotlights, radiator and a tv point.

Kitchen area has a fitted kitchen with base units, double glazed window to the rear, 1 1/2 stainless steel sink/drainer, gas hob, eye level oven, integrated fridge/freezer and patio doors to the balcony.



Bedroom 1

11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed window to the front, storage cupboard, sky points, radiator and spotlights.

Bedroom 2

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

Double glazed window to the front, sky points, storage cupboard and a radiator.

Bedroom 3

8' 1" x 6' 9" (2.46m x 2.06m)

Double glazed window to the front and a radiator.

Bathroom

Double glazed window to the rear, spotlights, heated towel rail, extractor fan, wc, vanity wash hand basin and a bath with shower over

Communal Garden

Brick enclosed, Astoturf area.

Balcony

Private decked balcony with outside tap.

Outbuilding

19' 1" max x 16' 1" max (5.82m max x 4.90m max)

Light, power, double glazed door to the front, double glazed window to side, tv point, space for washing machine, wall and base units and a 1 and a 1/2 stainless steel sink and drainer. Double wooden doors into outbuilding.

Parking

1 x allocated parking space.















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

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
YEOVIL BA20 1EW

Property Ref: YOV313623 - 0009

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/YOV313623

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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