



**FOR SALE**



**Full video walk - through**

Central Yeovil, BA20 1FD

Offers in Excess of £105,000



**ORCHARDS**  
ESTATES

Conveniently situated in the heart of Yeovil with amenities on your doorstep, is this one bedroom top floor flat with the added benefit of an allocated parking space. Offered with no chain and in good order, the accommodation comprises a modern open plan fully fitted kitchen with all integrated appliances and sitting room area, a double bedroom and an en-suite shower room. This lovely property would make an ideal first time purchase or rental investment opportunity with an achievable yield of approximately 7%, so an early viewing comes highly recommended.



Offers in Excess of £105,000



## LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

### Communal Entrance

Code entry system and stairs to all flats.

**Open Plan Kitchen/Sitting/Dining Room - 15' 10" x 12' 7" (4.829m x 3.832m)** 'L' shaped Sitting/Dining Room with laminate flooring, electric heater and front aspect double glazed dormer window with views over the roof tops. Kitchen: Fully fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, integrated appliances to include electric hob with extractor over, electric oven, slimline dishwasher, washing machine and fridge/freezer, laminate flooring and spot lights.

### Bedroom - 12' 1" x 8' 1" (3.684m x 2.462m)

Front aspect double glazed dormer window, laid to carpet, electric heater and eaves storage.

### Shower Room - 8' 0" x 4' 11" (2.440m x 1.507m)

Shower cubicle with tiling, wash hand basin with tiled splash back, WC, extractor fan, chrome heated towel rail and tiled flooring.

### Store Room

In the basement of the building each flat has been allocated a lockable store room which provides useful storage.

### Parking

There is one allocated parking space included which is accessed via gates which are operated via a code entry system.

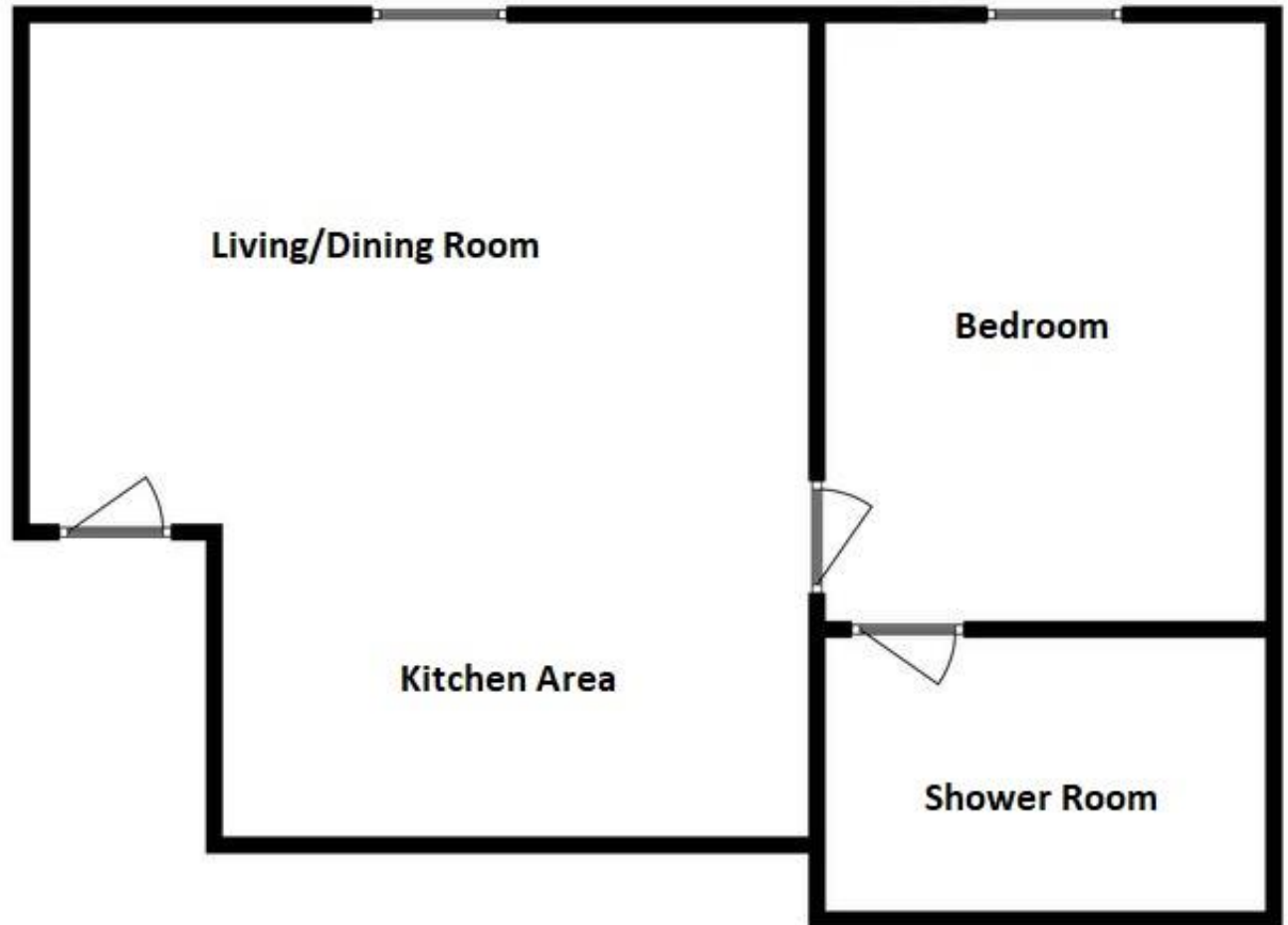
### AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



### Directions

From the Hospital roundabout in Yeovil take the exit onto Park Road towards town centre. Follow the road round to the right onto Princes Street. Take the left into Church Street where the property can be found on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	66   D
39-54	E		
21-38	F		
1-20	G		



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www.orchardsestates.com



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.