



## Property Location

Woodland Grove is located on the edge of the town centre but within a stone's throw of Nine Springs Country Park. Within walking distance of all the town amenities such as shops, restaurants and bars, as well as Yeovil District Hospital and other major employment centres.

### Woodland Grove, Yeovil, Somerset, BA20 1NZ

Approximate Gross Internal Area = 44.2 sq m / 476 sq ft

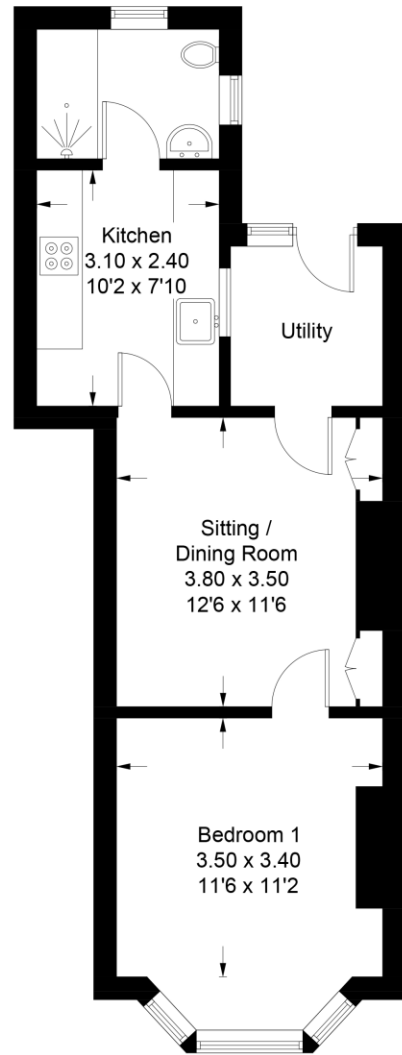


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1155910)



**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.



## Woodland Grove, Yeovil

Asking Price Of £120,000





9 Woodland Grove  
Yeovil  
BA20 1NZ

Key features:

- Private Driveway
- Gas Central Heating
- Spacious Apartment
- Wooden Floors
- Modern Kitchen and Bathroom
- Town Centre Location
- Double Glazing
- Throughout
- Ideal Rental Investment



**BEDROOM** 11' 5" x 11' 1" (3.5m x 3.4m) Large double bedroom with attractive double-glazed bay window to the front. Neutral decor and wooden flooring and ceilings. Radiator.

**KITCHEN** 10' 2" x 7' 10" (3.1m x 2.4m) Galley-style modern kitchen with double glazed window to the side and door to the rear opening into the bathroom. Off-white shaker fitted kitchen with matching work-top. Appliance spaces for free-standing oven and fridge freezer. Brushed oak vinyl flooring.

**BATHROOM** Bathroom with white décor and two double glazed windows to the side and rear. White WC and pedestal basin plus large shower cubicle. Chrome heated towel rail and vinyl flooring.

**OUTSIDE** The apartment is approached from the rear of the Victorian terrace with a private driveway providing parking for 1-2 cars. There is a small paved courtyard area adjacent to the entrance and brick planters.



Why you'll like it

Fantastic town centre apartment with private off-road parking. Ready to move in, with modern fitted kitchen and bathroom, this ground-floor apartment has beautiful wooden flooring, double glazing and gas central heating installed. Ideal first home or buy to let investment with rental income potential of £9,600pa.

**UTILITY ROOM** Front door to the apartment leading into the utility room, which provides a useful space for coat/shoe storage in addition to doubling-up as a utility room with plumbing for washing machine installed. White painted walls and work-top. Further door opening into the sitting / dining room.

**SITTING/DINING ROOM** 12' 5" x 11' 5" (3.8m x 3.5m) Spacious reception room with doors leading into the bedroom and also to the rear into the kitchen. Wooden flooring and ceiling with neutral-painted walls. Radiator and two large fitted cupboards providing plenty of storage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

