



Property Location

Located on the boundary of Yeovil town centre and Country Park, this house is in a perfect location for convenient access to shops, restaurants, cinema and other amenities, as well as being on the edge of glorious countryside for dog walking, exercise and the children's play areas.

2 Central Acre, Yeovil, BA20 1NU

Approximate Gross Internal Area = 58.7 sq m / 632 sq ft

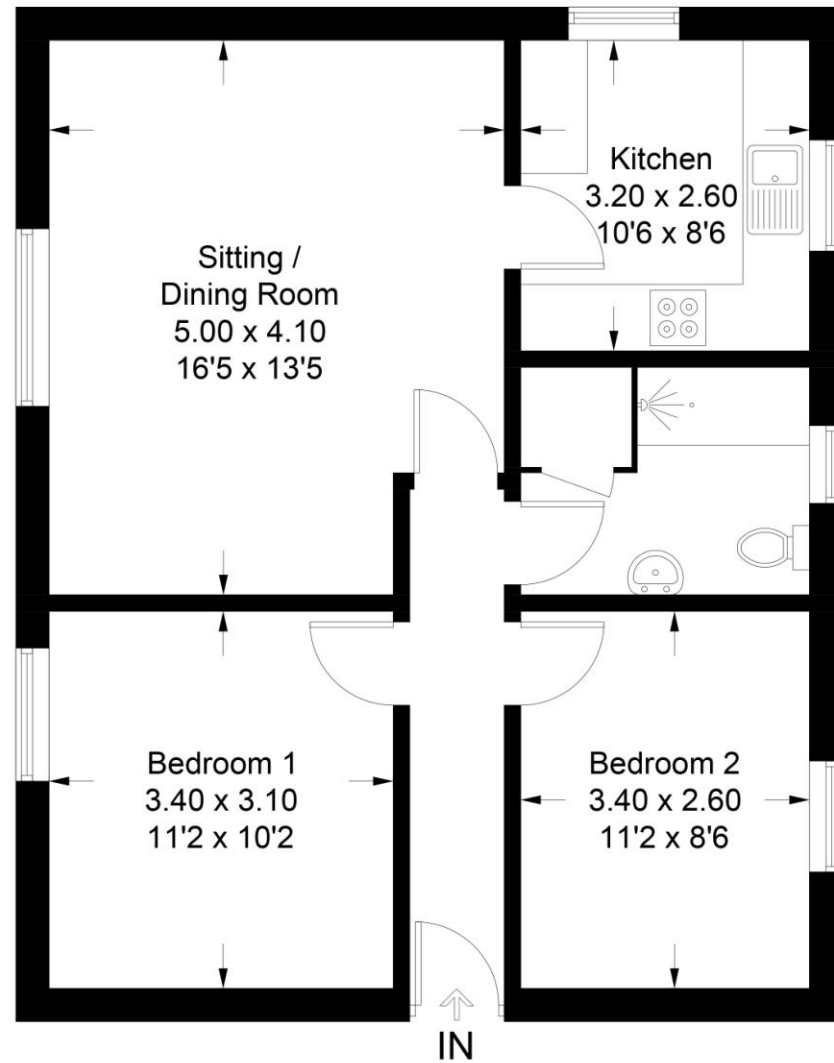


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1149055)



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.



Central Acre, Yeovil

Asking Price Of £160,000

2 Central Acre
Somerset
BA20 1NU

Key features:

- Ground Floor Apartment
- Parking and Garage
- Gas Central Heating
- Modern Kitchen and Bathroom
- Spacious Accommodation
- Close to Yeovil Town Centre
- Lease Length 961 Years
- Service Charges £780pa



Why you'll like it

Stylish and comfortable two-bedroom ground floor apartment with parking and garage, in an ideal location on the outskirts of Yeovil town centre. With a recently modernised kitchen and bathroom, this apartment benefits from gas central heating and spacious accommodation throughout. Ideal first time home or investment purchase.

ENTRANCE HALL Private front door opening from communal stairwell into a welcoming hallway with neutral decor and carpet. Doors leading to bedrooms, bathroom and sitting room.

SITTING/DINING ROOM 16' 4" x 13' 5" (5m x 4.1m) Spacious living room with plenty of space for both seating and dining areas. Double glazed window to the rear, with views towards Nine Springs Country Park. Neutral decor and carpet. Radiator and feature fireplace.

KITCHEN 10' 5" x 8' 6" (3.2m x 2.6m) Modern and light kitchen with two double glazed windows to the front and side. The fitted kitchen has a range of pale grey units with matching laminate work surface. There is dark grey tile-effect vinyl flooring and light grey paintwork. Appliance spaces for washing machine, oven, dishwasher, fridge and freezer. Fitted extractor fan and Glow Worm gas boiler.

BATHROOM 5' 6" x 8' 6" (1.7m x 2.6m) Recently refurbished modern bathroom with white suite of WC, pedestal basin and bath with electric shower above. Wall mounted cupboard and Dimplex electric heater. Double glazed window to the front. Wood effect vinyl flooring and attractive aqua board walling. Airing cupboard providing useful storage space.

BEDROOM ONE 11' 1" x 10' 2" (3.4m x 3.1m) Double bedroom with double glazed window to the rear. Neutral carpet and decor. Radiator.

BEDROOM TWO 11' 1" x 8' 6" (3.4m x 2.6m) Double bedroom with double glazed window to the front. Neutral carpet and decor. Radiator.

PARKING AND GARAGE Single garage and parking space to the rear of the block.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

