

Property Location

This one bed apartment is situated at the heart of the eastern residential area of Yeovil. The town centre is a 5-minute drive away offering many amenities including shops, restaurants and a cinema. Excellent links to Bristol and London via both local train stations.

Flat 3 Seymour Court , Monmouth Road, BA21 5NT

Approximate Gross Internal Area = 38.4 sq m / 413 sq ft

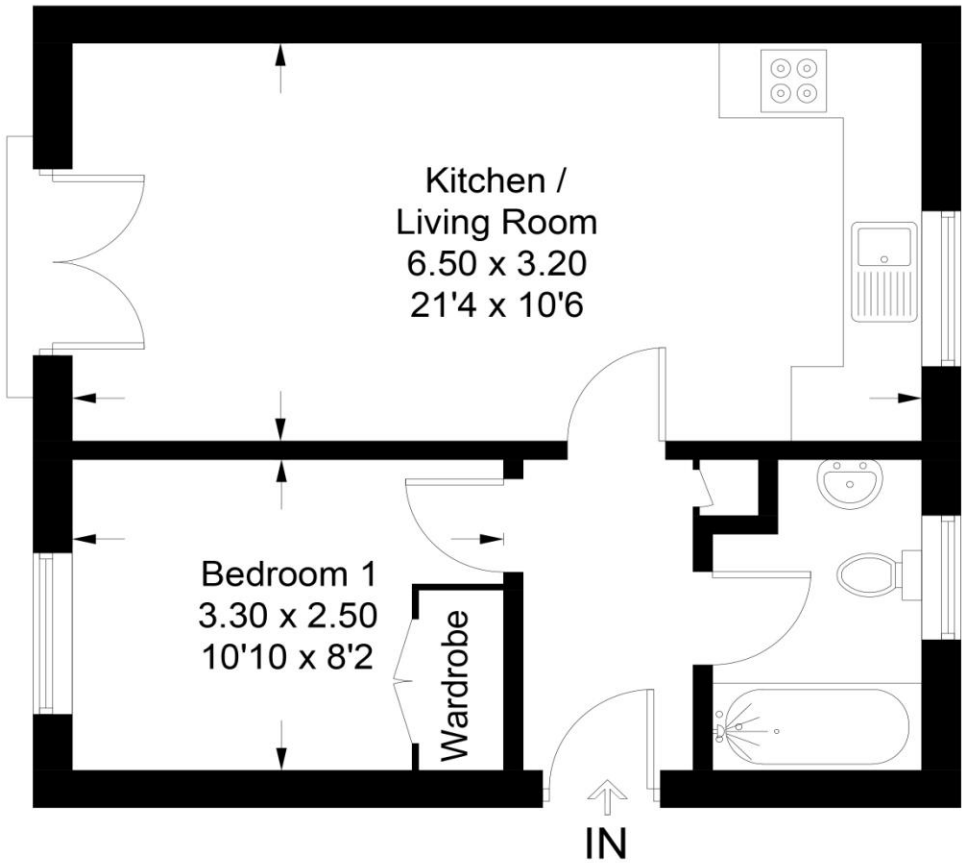


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235274)



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.



Seymour Court, Monmouth Road

Offers In The Region Of £115,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T:01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>





Seymour Court
Yeovil
BA21 5NT

Key features:

- Juliet Balcony Doors
- Modern Finish
- Allocated Parking
- Town Location
- Gas Central Heating
- First Floor Flat
- 81 Years Remaining on Lease



Why you'll like it

A modern one-bedroom first floor apartment with gas central heating. Situated in a quiet residential area of Yeovil and benefits from one allocated parking space to the rear of the property. Within walking distance of local shops.

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

ENTRANCE HALL: The communal landing opens to the central hallway of the apartment. Intercom access through the main block front door. The hall has doors opening to the living room/kitchen, bedroom and bathroom. Neutral walls and carpet. One radiator and airing cupboard.

KITCHEN / LIVING ROOM: 21' 3" x 10' 5" (6.5m x 3.2m) A generous open-plan living room and kitchen. The kitchen benefits from modern fitted worktops, an electric hob and oven with overhead extractor fan and a washing machine. Neutral walls with white tiles and wood effect vinyl flooring. Double glazed window to the rear of the property. The living room is bright and airy and boasts a double glazed Juliet balcony to the front of the property. Neutral walls and carpet. One radiator.

BEDROOM: 10' 9" x 8' 2" (3.3m x 2.5m) A double bedroom with built-in wardrobe providing excellent storage space. Neutral walls and carpet. One radiator. Double glazed window to the front of the property.

BATHROOM: 5' 2" x 8' 6" (1.6m x 2.6m) A modern bathroom fitted with white bath/shower, toilet and basin. Neutral walls and grey stone effect tiled floor. Double glazed window and one radiator.

OUTSIDE: To the rear of the property is one allocated parking space.

