



## Property Location

This well-proportioned 2-bedroom house is situated in the desirable Abbey Manor estate on the eastern side of Yeovil. This quiet area is close to the Houndstone Business Park and benefits from local shops and supermarkets a short walk away. There are also restaurants, a cinema and other amenities just a 10-minute drive away.

### 55 Priory Glade, Yeovil, Somerset, BA21 3SQ

Approximate Gross Internal Area = 53.2 sq m / 573 sq ft

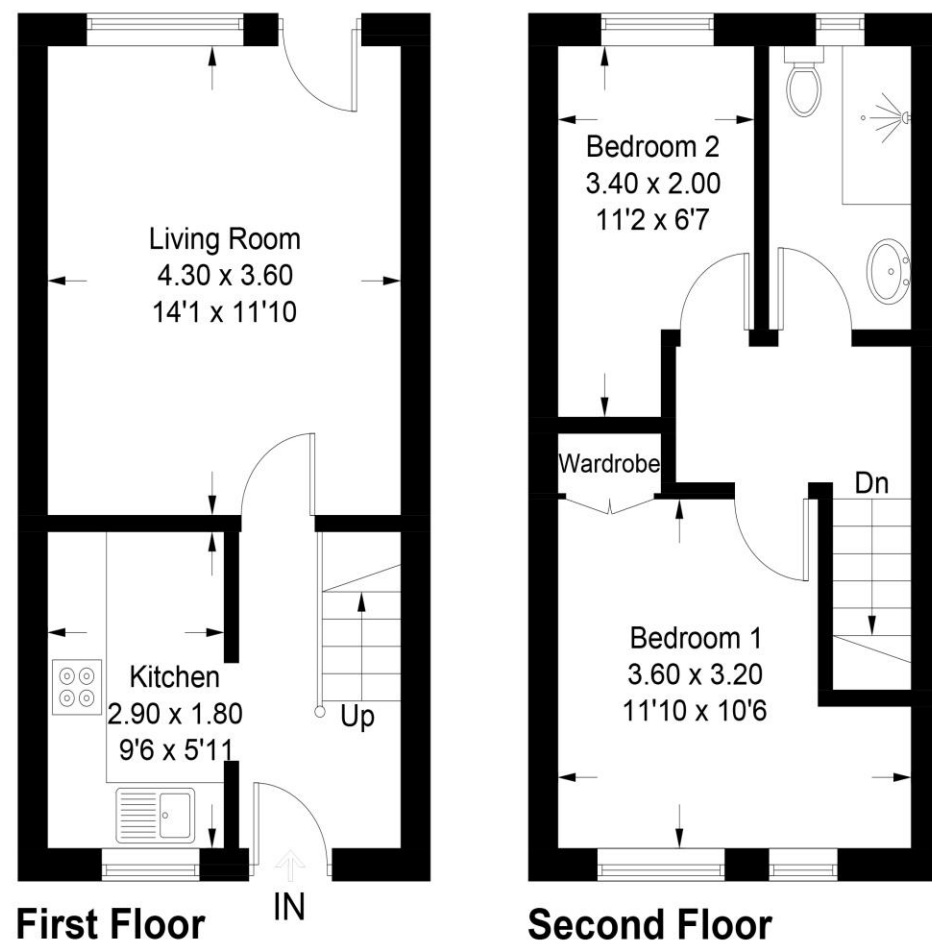


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238891)



**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.

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## 55 Priory Glade

Offers In Region Of £180,000





# 55 Priory Glade Yeovil BA21 3SQ

## Key features:

- Tenants In Situ
- Investment Opportunity
- 4.2% Gross Yield
- Desirable Location
- Close To Local Amenities
- Plenty Of Storage Throughout
- Double Glazing
- Off Road Parking for Two Cars
- Single Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Why you'll like it

This fantastic 2-bedroom mid-terraced home sold with Tenants-in-Situ is a great investment opportunity offering 4.2% Yield. This well-presented property features a garden, a single garage and off-road-parking for two cars. Situated in a quiet and desirable location on the eastern side of Yeovil.

**ENTRANCE HALL:** A welcoming entrance hall with ample space to store coats and shoes. The hallway leads to the kitchen and living room. There is also additional storage under the staircase. The hallway is neutrally decorated and has wooden laminate flooring. One radiator.

**KITCHEN** 9' 6" x 5' 10" (2.9m x 1.8m) A practical kitchen with wooden units and green work tops. The walls are partially tiled and neutrally painted. There is wooden laminate flooring with a double-glazed window to the front of the property.

**LIVING ROOM** 11' 9" x 14' 1" (3.6m x 4.3m) A large, bright living space due to the large double-glazed window and door allowing access to the rear garden. This room has neutral walls and wooden laminate flooring. One radiator

**LANDING:** The stairs take you up to a spacious landing providing access to the master bedroom, second bedroom, family bathroom and the loft hatch.

**MASTER BEDROOM** 11' 9" x 10' 5" (3.6m x 3.2m) A generous double bedroom with two double glazed windows looking to the front of the property. This bedroom benefits from a large storage cupboard and a built-in wardrobe. This room has neutral walls and carpet. One radiator.

**BEDROOM TWO** 6' 6" x 11' 1" (2.0m x 3.4m) This cozy double or generous single room is neutrally decorated and fitted with carpet. There is a double-glazed window to the rear of the property. One radiator.

**BATHROOM** 8' 6" x 4' 11" (2.6m x 1.5m) The family bathroom is fitted with a white suite consisting of a toilet, basin and bathtub/ Shower. Neutral pearl tiles and wooden effect vinyl flooring. Heated towel rack and double-glazed textured window.

**OUTSIDE:** To the front of the property is a small garden and outside storage space. To the rear of the property is a private and enclosed garden space. There is a patio area and a lawn running down to the end of the garden. Large garden shed. To the side of the property is off road parking suitable for two cars and a single garage.

