

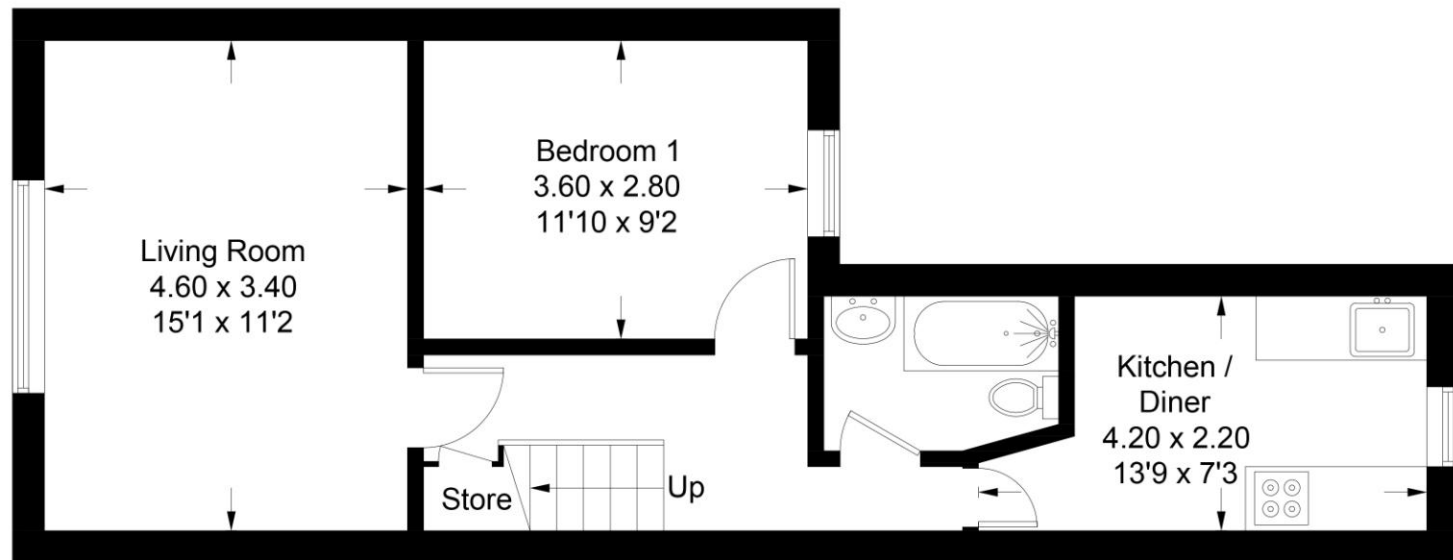


Property Location

This first-floor apartment is situated in the popular Crofton Park residential area in Yeovil. The property benefits from being within short walking distance of the town centre and Yeovil district hospital. The town centre has many amenities including shops, restaurants and a cinema.

36 Crofton Park, Yeovil, BA21 4ED

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310725)



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.



Crofton Park, Yeovil

Offers In Region Of £100,000

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

<http://www.martinco.com>





36 Crofton Park
Somerset
BA21 4ED

Key features:

- First Floor Apartment
- Close to Town Centre and Yeovil District Hospital
- Beautifully Presented Throughout
- No Forward Chain
- Modern Kitchen and Bathroom
- No Service Charge and Peppercorn Ground Rent
- 125 Years Lease Length



Why you'll like it

This beautifully presented first floor apartment is situated in the popular Crofton Park residential area in Yeovil. The property features a living room, bedroom, modern kitchen/diner and bathroom. Ideal for first time buyers or investors. Benefiting from being sold with no forward chain, viewing is highly recommended.

ENTRANCE HALL Upon entering the property you are welcomed into the communal entrance hall which is shared between the ground floor and this first-floor apartment.

STAIRS AND LANDING The carpeted stairs rise to the first-floor landing which provides access to the living room, kitchen, bathroom, bedroom, storage cupboard and the loft hatch above. Neutral walls and beige carpet.

LIVING ROOM 15' 1" x 11' 1" (4.6m x 3.4m) A good-sized living room with double glazed window to the front of the property. Neutral wall decoration and beige carpet. One radiator.

KITCHEN/DINER 7' 2" x 13' 9" (2.2m x 4.2m) A modern galley kitchen with wooden cabinets and drawers. Wooden effect laminate work surfaces with an inset stainless-steel basin. Space for a freestanding oven, fridge/freezer and washing machine. White tiled splashguards and wooden effect vinyl flooring. Double glazed window to the rear of the property. Space for a dining table and chairs. One radiator.

BEDROOM 11' 9" x 9' 2" (3.6m x 2.8m) A double bedroom with a double-glazed window to the rear of the property. Neutrally decorate walls and beige carpet. One radiator.

BATHROOM 7' 2" x 5' 2" (2.2m x 1.6m) A modern bathroom with a three-piece suite that comprises of a white w/c, hand basin and bathtub with fitted shower above. Wall mounted vanity unit. Partial white tiled walls and wooden effect vinyl flooring. Obscure double-glazed window to the side of the property. Heated towel rail.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		
			77 C

