

Property Location

This ground floor studio apartment is situated in the popular and quiet cul-de-sac of Bicknell Gardens. Within walking or short driving distance of the town centre which offers plenty of amenities including shops, restaurants and a cinema. Close proximity to Yeovil District Hospital.

8 Bicknell Gardens, Yeovil, BA21 4LT

Approximate Gross Internal Area = 25.4 sq m / 273 sq ft

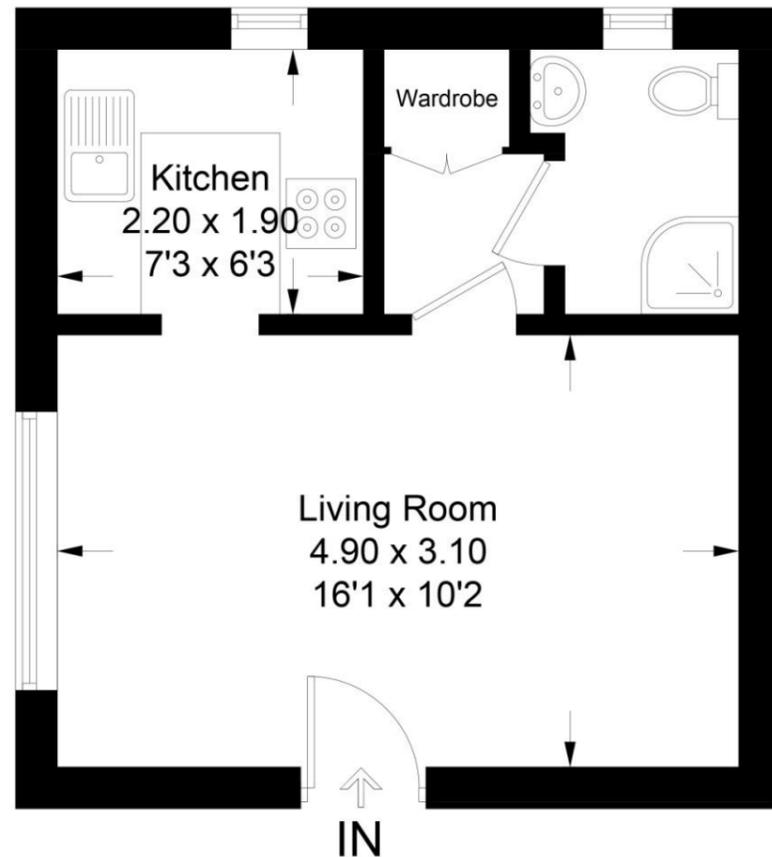


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285033)



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.



Bicknell Gardens, Yeovil

Offers In Region Of £70,000



8 Bicknell Gardens
Yeovil
BA21 4LT

Key features:

- Ground Floor Studio Flat
- Chain Free
- White Goods Included
- Ideal First Home or Investment Opportunity
- Good Condition Throughout
- 56 Years Remaining on Lease
- 11.1% Potential Gross Yield
- £740 Annual Service Charge



Why you'll like it

This presentable ground-floor studio apartment is situated in the popular Bicknell Gardens residential area of Yeovil. The flat features a spacious reception room, kitchen, bathroom and storage cupboard. Would make a great first-time home or investment opportunity offering 11.1% potential gross yield. Viewing is highly recommended.

RECEPTION / BEDROOM 16' 0" x 10' 2" (4.9m x 3.1m) This spacious main reception room which also doubles as a bedroom. Ample space for both living and bedroom area. The room is neutrally decorated and has new grey carpet fitted. Double glazed window to the front of the property. Two ceiling fans and one radiator.

KITCHEN 7' 2" x 6' 2" (2.2m x 1.9m) This modern compact kitchen has wooden cabinets and drawers, plentiful work surfaces with inset stainless-steel basin and drainer. An integrated electric oven and gas hob. Fridge-freezer, washing machine and space and plumbing for a slimline dishwasher. The kitchen has black and white tiled splashguards and vinyl flooring. Double glazed window.

BATHROOM 6' 2" x 4' 11" (1.9m x 1.5m) The bathroom consists of a three-piece suite which comprises of a white w/c, hand basin and shower cubicle. White tiled walls and vinyl flooring. Obscure double-glazed window. One radiator.

STORAGE CUPBOARD: Between the bathroom and reception room is a storage cupboard perfect for coat and shoe storage and benefits from a built-in wardrobe. The room is neutrally decorated and has vinyl flooring.

OUTSIDE: External storage cupboard allocated to flat number 8



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

