

Property Location

This one-bedroom first-floor apartment is situated in the centre of Yeovil. Benefiting from being within walking distance of the town centre which offers plenty of shops, restaurants and a cinema. The Yeovil District Hospital is a short walk away. Yeovil Penn Mill Station provides fast links to Dorchester and Bristol.

3 The Loft, 19-20 High Street, BA20 1RF

Approximate Gross Internal Area = 37.5 sq m / 404 sq ft

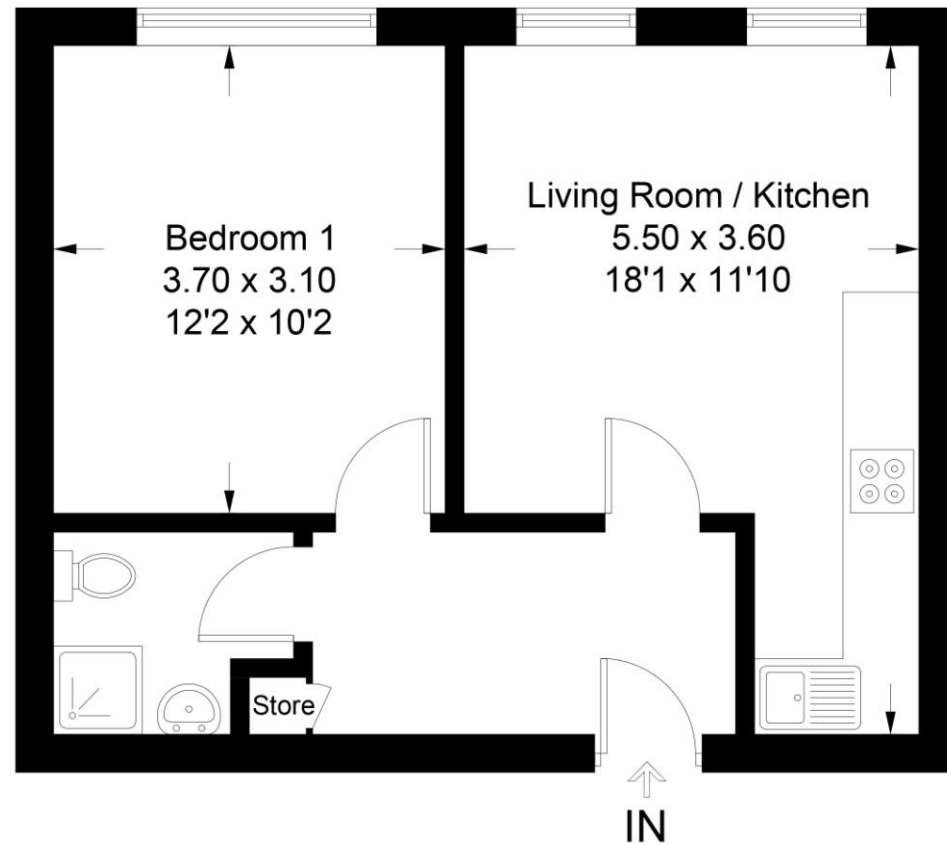
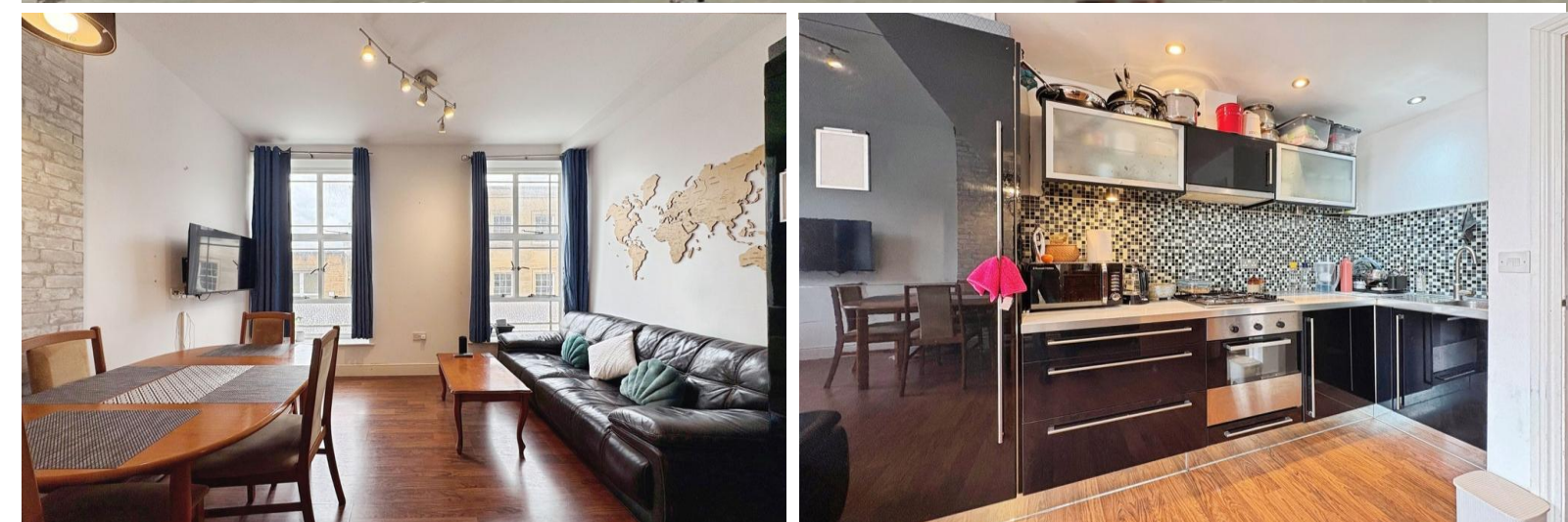


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303391)



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.

The Loft, High Street, Yeovil

Offers In Region Of £100,000

Martin & Co Yeovil
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<http://www.martinco.com>

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3 The Loft
Yeovil
BA20 1RF

Key features:

- First-Floor Apartment
- Town Centre
- Modern Finish Throughout
- Ideal First Home or Investment Opportunity
- Walking Distance to Hospital
- 9.6% Potential Gross Yield
- Gas Central Heating



Why you'll like it

This first-floor one bedroom apartment is situated in the centre of Yeovil. Within walking distance of plenty local amenities and Yeovil District Hospital. This modern apartment features an open plan living space, double bedroom and a bathroom. Ideal for first time buyers or an investment opportunity. Benefitting from no forward chain, viewing in highly recommended.

COMMUAL AREA: Front entrance to the property leading to the well-maintained communal area. Secure telecom entry system. Stairs to the first-floor landing which provides access to flat 3.

ENTRANCE HALL: Upon entering the flat you are welcomed into the bright entrance hall which provides access to the living room, bedroom, bathroom and the storage cupboard. Neutrally decorated wall and wooden laminate flooring. Ceiling spotlights.

LIVING/ DINER 18' 0" x 11' 9" (5.5m x 3.6m) An open plan living/dining space featuring two large, front aspect single glazed windows and a vaulted ceiling. Neutral walls and wooden laminate flooring. Space for dining table and chairs.

KITCHEN: A modern kitchen with blue cabinets and drawers. White work surfaces with an inset stainless-steel basin and drainer. Integrated fridge/freezer, electric oven and gas hob. Tiled splashguards and under cabinet lighting. Ceiling spotlights.

BEDROOM 12' 1" x 10' 2" (3.7m x 3.1m) A spacious double bedroom with one large single glazed window to the front of the property. Neutrally decorated walls and beige carpet. Wall mounted lighting.

BATHROOM 6' 2" x 5' 2" (1.9m x 1.6m) A fully tiled bathroom fitted with a three-piece suite comprising of white w/c, hand basin and shower cubicle. Wall mounted vanity unit and heated towel rail. Ceiling spotlights.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

