

# Towers Wills

Town & Country

£100,000



## 14b Everton Road, Yeovil, Somerset, BA20 1UF

An ideal first time buy/investment opportunity to purchase this one bedroom flat within walking distance of the town centre, close to Leonardo and the hospital and briefly comprising: entrance hall, stairs to first floor landing, lounge, double bedroom, bathroom, kitchen and allocated parking space to the rear. Early viewing advised.

### Key Features

- First floor flat
- One bedroom
- Ideal First Time Buy/Investment Opportunity
- Allocated Parking
- Walking distance to the town centre

## Entrance door leading into:

### Small Hall Area

With stairs leading to the first floor landing, window outlook to the side and hatch to roof space.

### Lounge 3.24m x 4.53m - maximum measurements

Two windows with outlook to the front, TV point and radiator.

### Kitchen 1.79m x 2.76m

With pattern work tops and white doors with a range of units, space for freestanding electric cooker, space for fridge, stainless steel sink drainer unit with mixer tap, boiler and window with outlook to the rear.

### Bedroom 3.06m x 3.72m

Window with outlook to the rear and radiator.

### Bathroom 1.54m x 2.07m

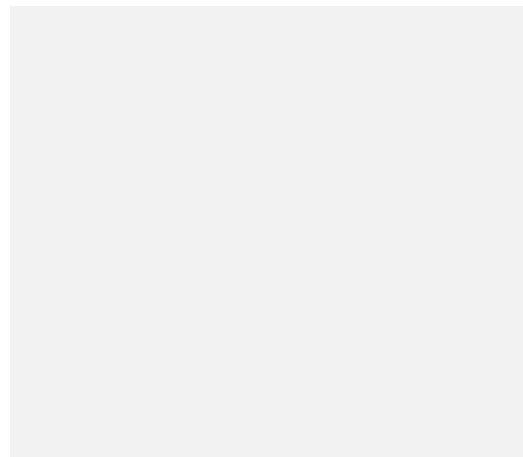
Fitted with a white suite comprising panel bath with shower over, pedestal hand basin, w.c, tiled floor, tiled walls, extractor fan and window with outlook to the side.

### Parking

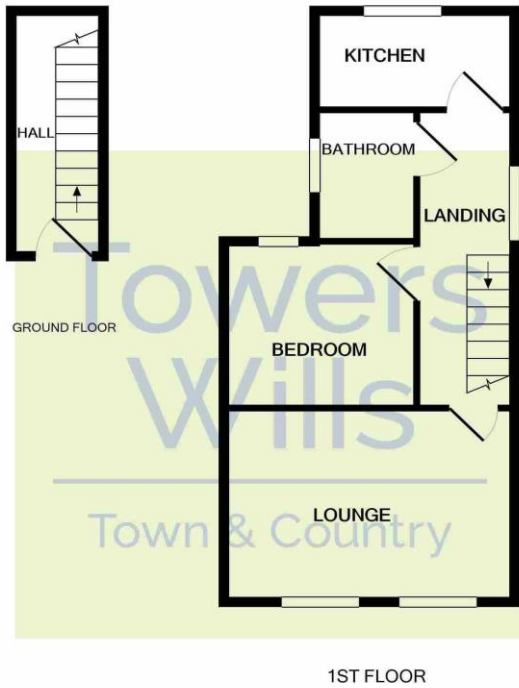
Please note the property comes with one allocated parking space to the rear.

### Agents Notes

We have been informed by the vendor that the lease is 999 years from 26th September 1990 with a ground rent payable of £20. The current tenant is also paying £475 pcm so would make an ideal investment property.



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75   c  | 76   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Towers Wills**

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