

# Towers Wills

Town & Country

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17, Bicknell Gardens, Yeovil, Somerset BA21 4LT

OIEO **£80,000**

Towers Wills welcome to the market this well presented first floor flat situated in a quiet tucked away position comprises: entrance, living area, bedroom area, kitchen and bathroom. Allocated parking and communal gardens. NO ONWARD CHAIN.

## Entrance

## Living Area

Window to the front, radiator.

## Loft Access:

With pull down ladder to part boarded sizeable loft, boiler and light.

## Bedroom area:

Window to the side, radiator.

## Kitchen:

Comprising of wall, base and drawer units, work surfacing with sink / drainer inset. electric cooker point, tiling to splashback, plumbing for washing machine, space for fridge.

## Inner hallway:

Airing cupboard.

## Bathroom:

Comprising bath with shower over, W.C, wash hand basin, part tiled, window to the side, radiator.

## Communal Gardens

## Allocated Parking for One Vehicle

## Agents Note:

The lease is being extended to 151 years and Service Charge is £45 per month.

## Key Features

- First Floor
- Ideal First Time Buy/Buy to Let
- One Allocated Parking Space
- Gas Central Heating
- 151 Year Lease
- No Onward Chain

## Contact Us

### Towers Wills Estate Agents - Yeovil

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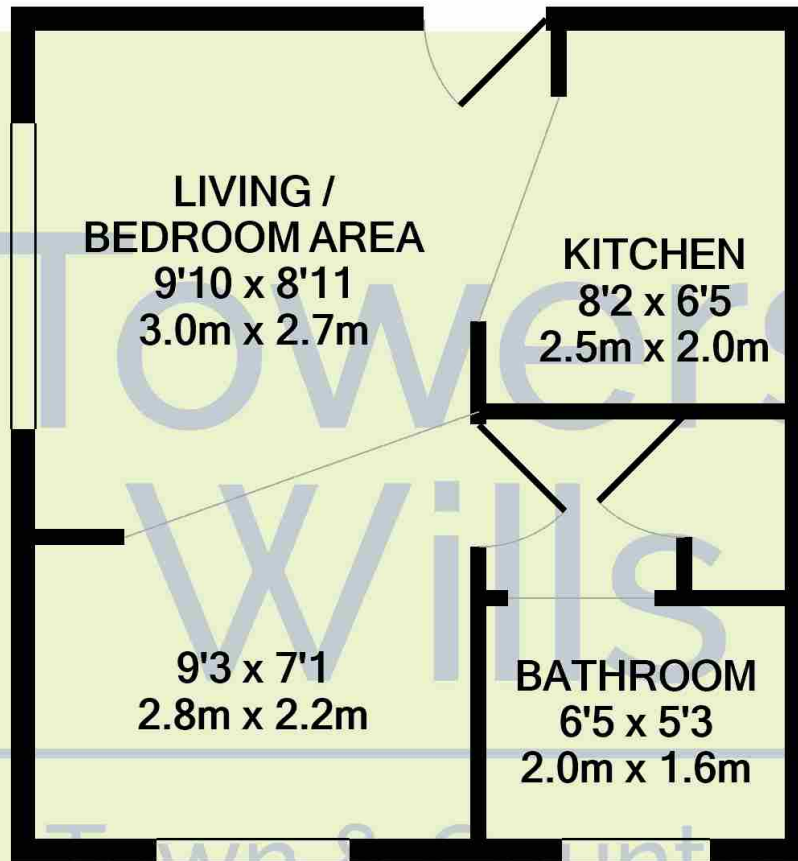
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# 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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**Towers Wills**

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