



**Ivel Court, YEOVIL, BA21 4HX**

welcome to

## Ivel Court, YEOVIL

- \*NO ONWARD CHAIN\*
- First Floor Apartment
- Double Bedroom
- Allocated Parking Space
- Town Centre Location

Tenure: Leasehold EPC Rating: D  
Council Tax Band: A Service Charge: 420.00  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£75,000**

### Communal Entrance

Secure door to the front with stairs rising to all floors.

### Apartment Entrance

Doors opening into the lounge and bedroom.

### Lounge

14' 11" x 9' ( 4.55m x 2.74m )  
A light room with double glazed windows to the front. Aerial point. Opening into:

### Fitted Kitchen

8' 8" x 6' 6" ( 2.64m x 1.98m )  
Double glazed window to the rear. A range of fitted wall and base units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric oven below. Plumbing for washing machine. Space for fridge/freezer.

### Bedroom

8' 6" x 7' 6" ( 2.59m x 2.29m )  
Double glazed window to the rear. Space for free standing furniture.

### Inner Hall

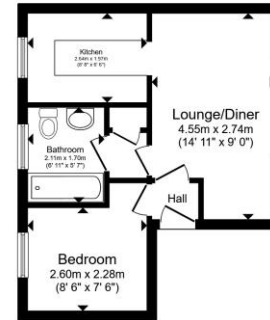
Two storage cupboards. Door opening into the bathroom.

### Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower attachment, wash hand basin and WC.

### Parking

There is one allocated parking space.



Total floor area 30.3 m<sup>2</sup> (326 sq. ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)



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#### Property Ref:

YEO108855 - 0004

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