



**13-14 SOUTH STREET YEOVIL SOMERSET BA20 1QG**



13-14 SOUTH STREET, YEOVIL  
SOMERSET, BA20 1QG

Of particular interest to investors  
most of the available flats are either  
let, or about to be let on 6 month  
Assured Shorthold Tenancies.

A recent conversion of 1 and 2  
bedroom flats undertaken in 2012,  
conveniently situated for the town  
centre whilst enjoying secure  
off-road parking.

## ACCOMMODATION

### 14A SOUTH STREET, YEOVIL - £92,500 (Ground Floor)

Front door opening to communal entrance hall which is shared with  
the first floor property, further door opening to:

Entrance Hall

With ceiling light point and doors to:

Sitting Room

4.80m (15'8") max into bay x 3.31m (10'10") max x 2.13m (7'11") min

Bedroom

3.66m (12'0") max x 2.02m (9'6") max x 1.98m (6'5") min

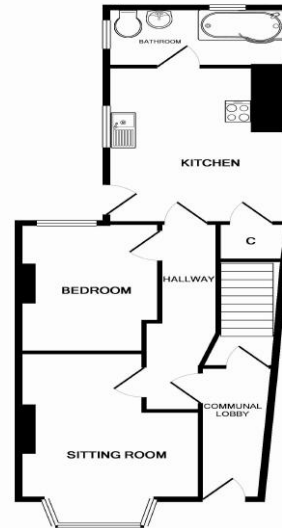
Kitchen/Breakfast Room

4.34m (14'2") x 2.91m (9'6") max 2.68m (8'9") min (Irregular Shape)

Bathroom

3.57m (11'8") x 1.52m (5'0")

Comprising white suite with paneled bath with shower attachment,  
low-level WC and pedestal wash hand basin.



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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**14B SOUTH STREET, YEOVIL**  
**(First/Second Floor Maisonette)**

**£125,000**

Front door opening to communal entrance hall which is shared with the ground floor flat, further door with stairs rising to:

**FIRST FLOOR LANDING**

With door/stairs providing access to the second floor, doors to sitting room and bedroom and further opening to:

**Inner Hall**

Doors to bathroom and kitchen.

**Kitchen**

3.73m (12'2) x 3.08m (10'1) max 2.65m (8'8) min

**Bathroom**

2.21m (7'3) x 1.79m (5'10) max 1.58m (5'2) min

**Sitting Room**

4.99m (16'4) max x 3.92m (12'10) max (Irregular Shape)

**Bedroom**

3.63m (11'10) x 3.30m (10'9)

**SECOND FLOOR**

**Bedroom/Reception Room**

7.77m (25'5) x 3.73m (12'2) sloping ceilings



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**14B South Street (First/Second Floor Maisonette)**



# Accommodation (continued)

## **13A SOUTH STREET, YEOVIL - £89,950** **(Ground Floor)**

Private front door opening to:

Entrance Lobby  
With door to:

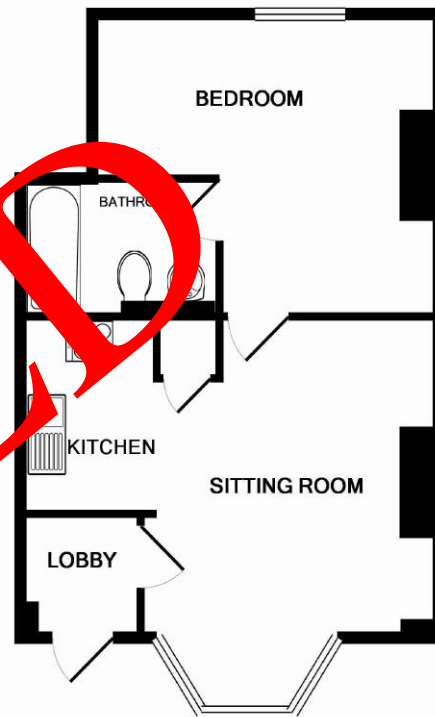
Open Plan Sitting Room/Kitchen

Sitting Room  
4.79m (15'8) max x 3.25m (10'7) max 2.59m (8'5) min

Kitchen  
2.39m (7'10) x 1.68m (5'6)

Bedroom  
L-Shaped 3.87m (12'8) max x 2.59m (8'11) min x 3.00m (12'0) max narrowing to 2.11m (6'11) min

Bathroom  
2.46m (8'0) x 1.67m (5'5) max



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**13B SOUTH STREET, YEOVIL - £122,500**  
**(First Floor)**

Communal front door and stairwell rising to first and second floors, further private entrance door opening to:

Entrance Hall

Doors to all rooms. Airing cupboard with hot water tank.

Kitchen

3.64m (11'11) x 1.86m (6'1)

Sitting Room

4.94m (16'2) x 3.88m (12'8)

Bedroom 1

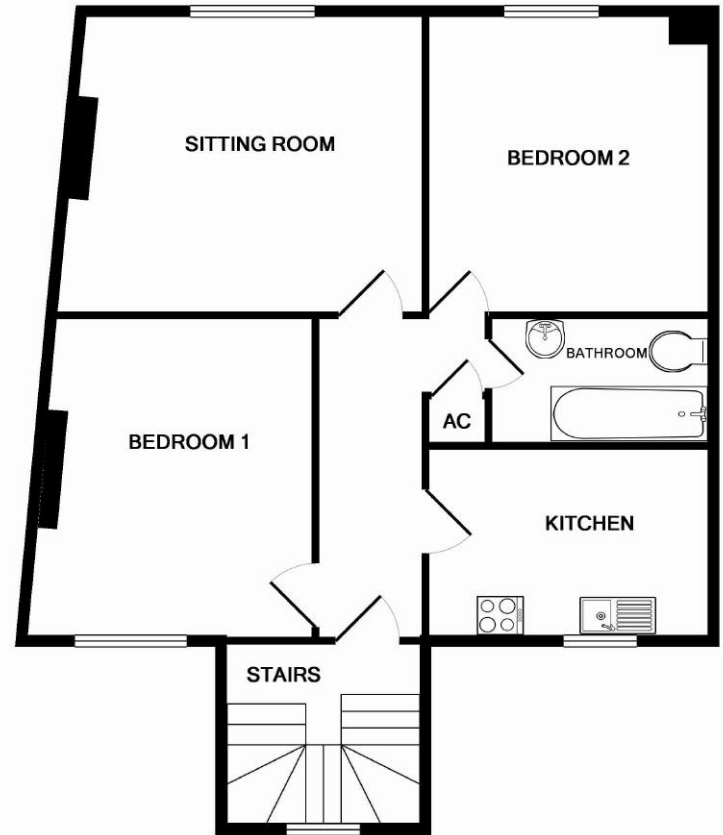
3.90m (12'9) x 3.27m (10'8)

Bedroom 2

3.69m (12'1) x 3.67m (12'0)

Bathroom

2.84m (9'3) max 2.03m (6'7) min x 1.66m (5'5) max



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12-14 Hendford, Yeovil, Somerset BA20 1TE  
**01935 425 115**



**13C SOUTH STREET, YEOVIL**  
**(Second Floor)**

**£115,000**

Communal front door and stairwell rising to first and second floors, further private entrance door opening to:

Entrance Hall  
Doors to all rooms.

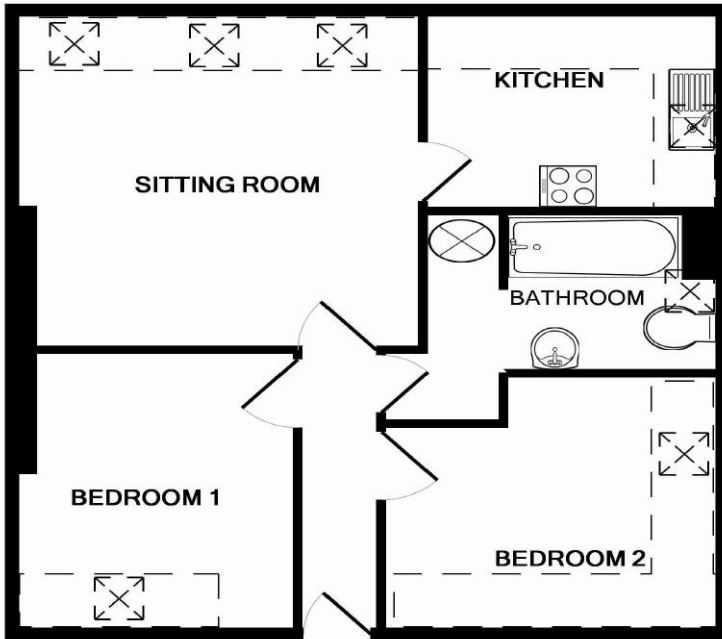
Sitting Room - Sloping Ceilings  
4.22m (13'10) max x 4.11m (13'5)

Kitchen - Sloping Ceilings  
3.09m (10'1) x 2.38m (7'9)

Bedroom 1 - Sloping Ceilings  
3.57m (11'8) x 3.55m (11'7) max 3.28m (10'9) min

Bedroom 2 - Sloping Ceilings  
3.55m (11'7) x 3.10m (10'2) max 2.56m (8'4) min

Bathroom  
2.75m (9'0) x 1.56m (5'1) (Irregular Shape)

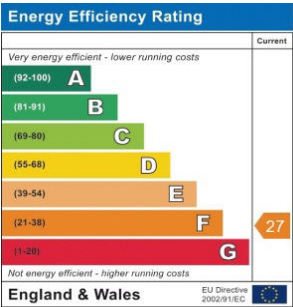


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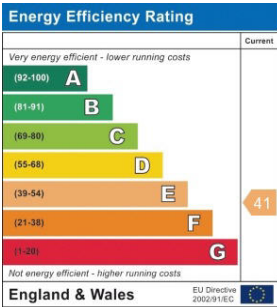
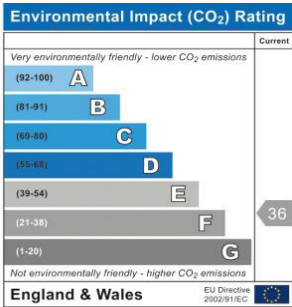
***13C South Street (Second Floor)***



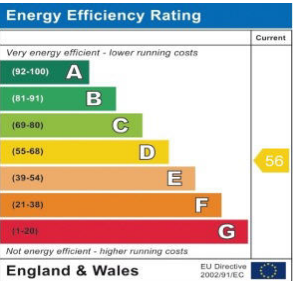
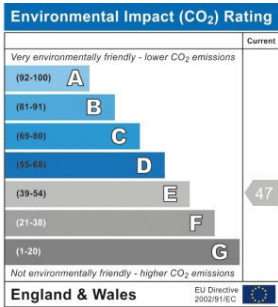
# Energy Performance Certificates



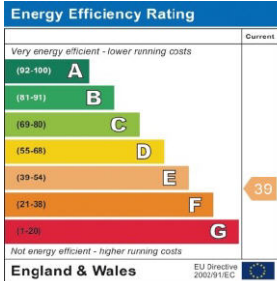
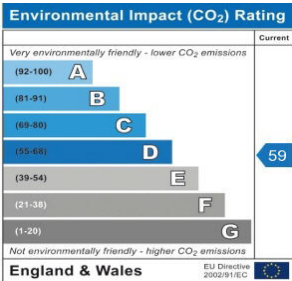
Address:  
13a South Street



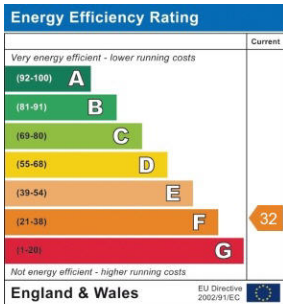
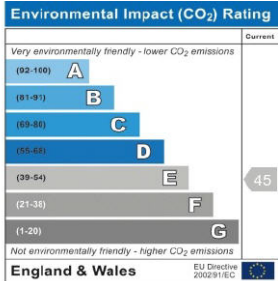
Address:  
13B South Street



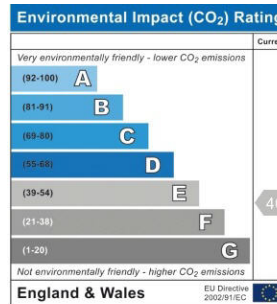
Address:  
13c South Street



Address:  
14a South Street



Address:  
14b South Street



## OUTSIDE

The secure parking is accessed via a shared driveway, with a wrought iron gate providing access into the rear courtyard where there are parking spaces, bin stores and space for bikes.



### Please Note

No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Laceys or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Laceys or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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 **Ombudsman**  
**Services**

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