



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

## 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 x 2.68m (8'9") min (Irregular Shape)

#### Bathroom

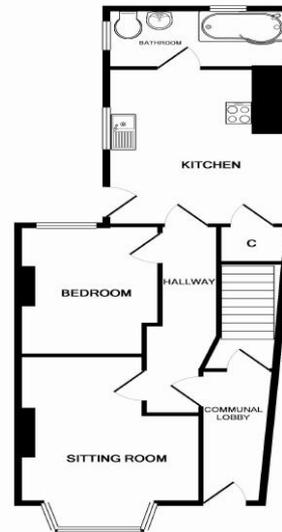
3.57m (11'8") x 1.57m (5'4")

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

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.



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)

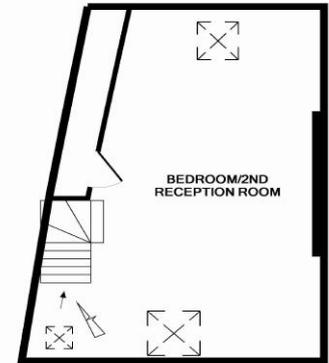
**SECOND FLOOR**

**Bedroom/Reception Room**

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



1ST FLOOR



2ND FLOOR

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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:

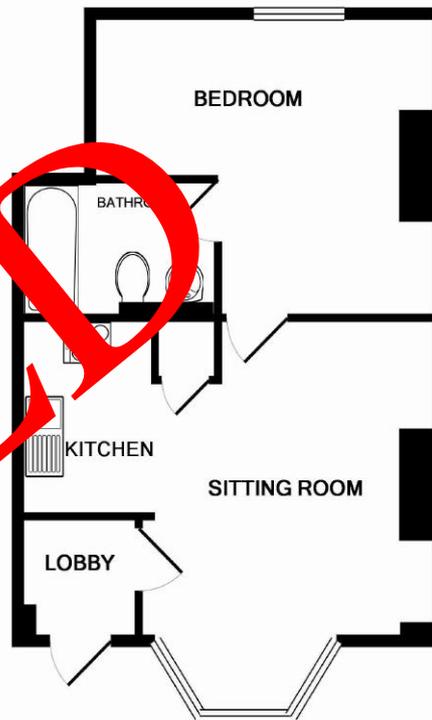
Open Plan Sitting Room/Kitchen

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 2.97m (9'8) min x 3.00m (9'9) min  
(12'0) max narrowing to 2.11m (6'9) 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**

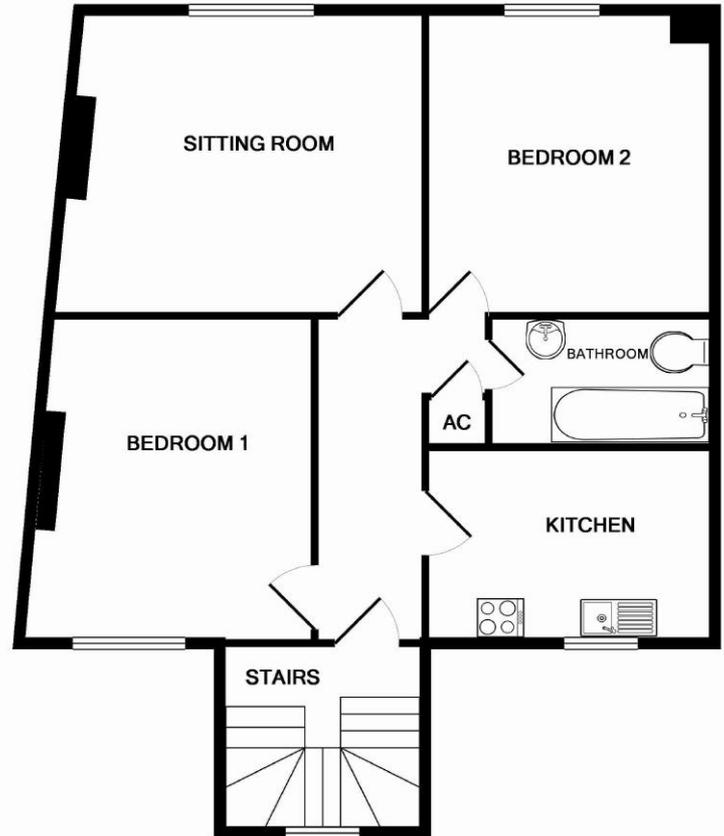
3.90m (12'9) x 3.27m (10'8)

**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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**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.

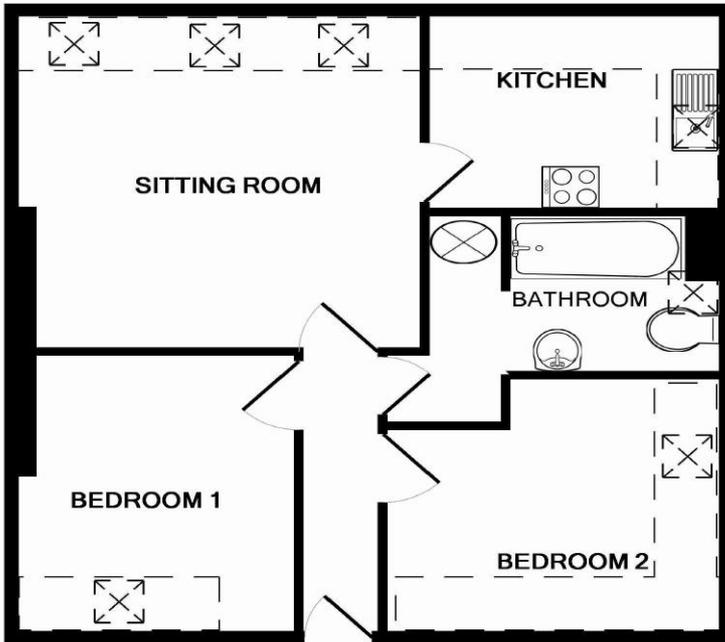
**Sitting Room - Sloping Ceilings**  
4.22m (13'10) max x 4.11m (13'5)

**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)

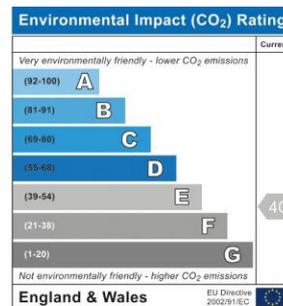
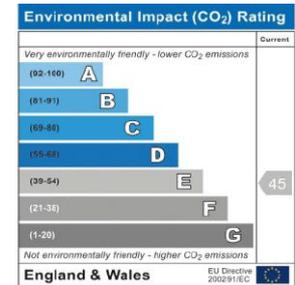
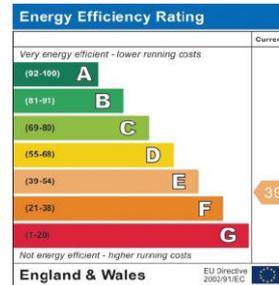
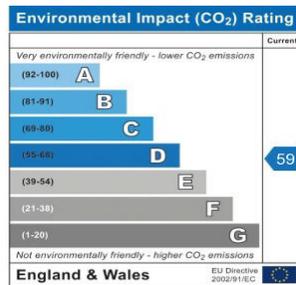
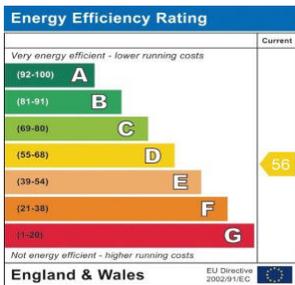
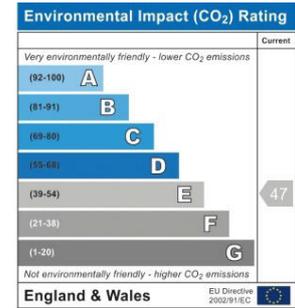
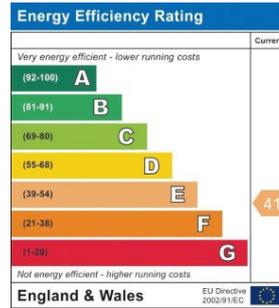
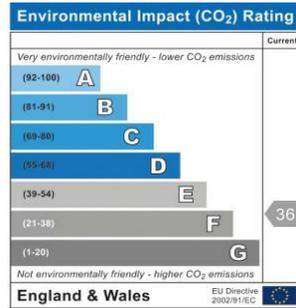
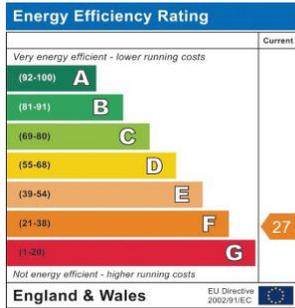


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**13C South Street (Second Floor)**

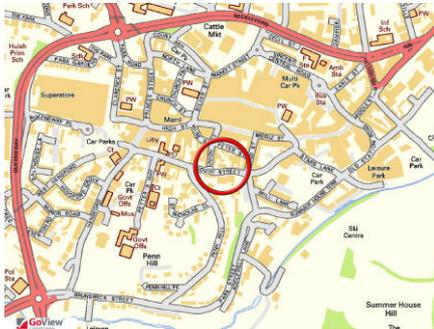


# Energy Performance Certificates



## 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. Lacey's 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 Lacey's 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 Lacey's 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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