

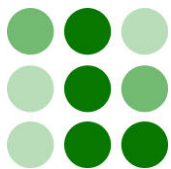


20 Merevale Way, Yeovil, BA21 3UN

FREEHOLD
£195,000

This immaculately presented property lies in the very desirable area of Merevale Way in Abbey Manor Park. Internal inspection comes highly recommended and benefits from no onward chain. The property briefly comprises of entrance hall, cloakroom, kitchen / diner (open plan), good size lounge, three bedrooms (master with ensuite), family bathroom, small gravelled rear garden, drive and garage. This would make a wonderful family home and early viewing is advised.

 **LACEYS**
YEOVIL LTD



20 Merevale Way, Yeovi, BA21 3UN



- Desirable Abbey Manor Park
- Three bedrooms (master ensuite)
- Garage and parking
- No onward chain
- Good condition throughout
- Would make a wonderful family home
- Priced for immediate interest

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Part glazed entrance door leading into:

Hall

With tiled floor. Radiator. Central heating thermostat. Coved ceiling. Window with outlook to the front. Stairs to first floor landing.

Cloakroom 0.91m (2'11") x 1.43m (4'8")

WC. Corner basin with mixer tap. Radiator. Tiled floor. Part tiled walls. Window with outlook to the front.

Kitchen 2.60m (8'6") x 2.91m (9'6") Max measurements (Irregular shape)

Fitted with pattern worktops and timber effect doors with a range of units. A 1½ stainless steel sink drainer unit with mixer tap. Four ring gas hob with oven under and concealed extractor hood over. Plumbing for washing machine. Space for dishwasher. Space for fridge / freezer. Part tiled walls. Recess lighting. Central heating controller. Cupboard housing the boiler. Window with outlook to the front.

Dining Room 3.16m (10'4") x 3.65m (11'11") Max measurements (Irregular shape)

With double doors leading out to the rear. Understairs storage cupboard. Radiator.

Lounge 3.03m (9'11") x 5.18m (16'11")

A good size dual aspect room with outlook to the front and rear. Radiator. TV point. Feature fireplace with electric fire. Coved ceiling.

First Floor Landing

Window with outlook to the rear. Hatch to roof space. Coved ceiling.

Bedroom One 3.39 m (11'1") x 3.50m (11'5") Max measurements (Irregular shape)

Two windows with outlook to the front. Two double and one single built in wardrobes. Radiator. Tv point.

Ensuite 1.68m (5'6") x 1.76m (5'9") (Max measurements (Irregular shape)

With shower. WC. Pedestal handbasin with mixer tap. Part tiled splashback. Radiator. Extractor fan. Shaver point. Radiator.

Bedroom Two 2.55 m (8'4") x 3.08m (10'1") Plus entrance recess

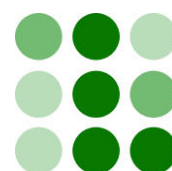
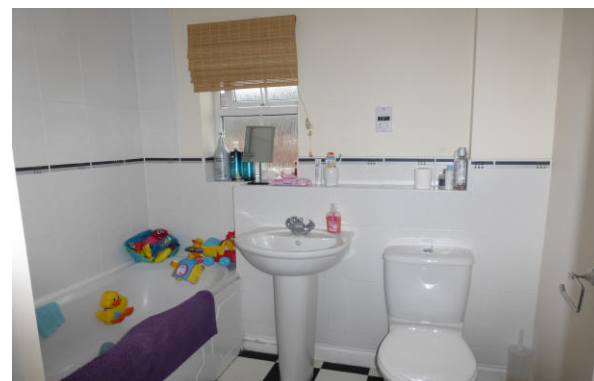
Window with outlook to the front. Radiator.

Bedroom Three 2.14m (7'0") x 2.52m (8'3")

Window with outlook to the rear. Radiator.

Bathroom 2.16m (7'1") x 2.44m (8'0")

Fitted with a white suite with panel bath with mixer tap. Shower over and side screen. Close coupled WC. Pedestal handbasin with mixer tap. Airing cupboard housing hot water cylinder. Shaver point. Extractor fan. Heated towel. Window with outlook to the front.



OUTSIDE

Garden

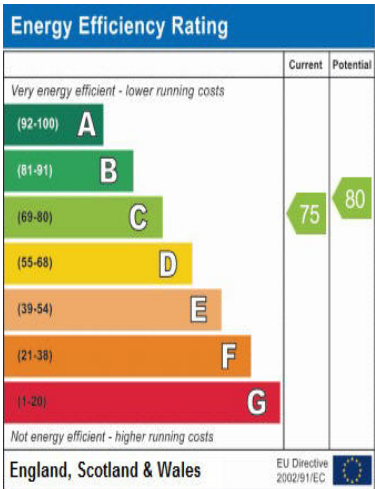
To the front there is a small lawn and gravel area whilst to the rear the garden is of low maintenance with patio and gravel area.

Parking

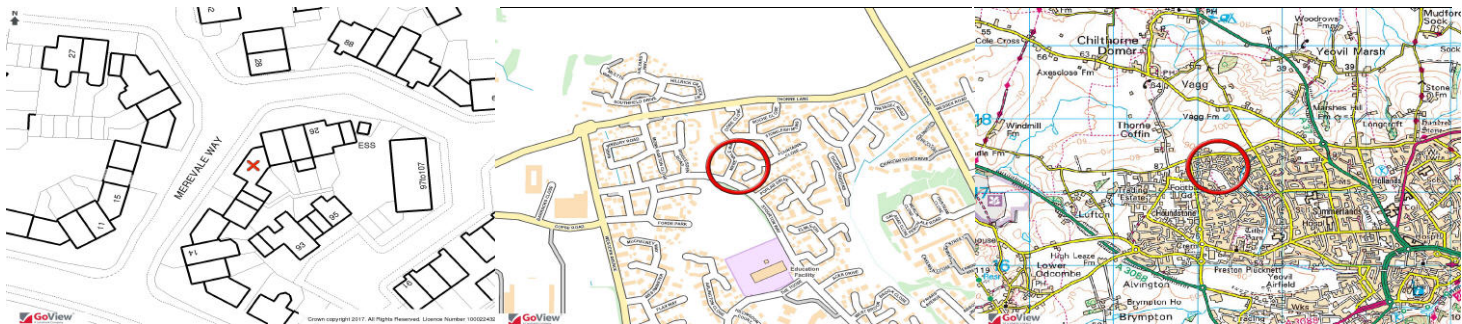
Adjacent to the property is a driveway providing off road parking and in turn leads into a garage.

Garage

Up and over door.



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