

for sale

offers over **£525,000**



Court Gardens Yeovil BA21 3LZ

SIGNATURE HOME! Connells Yeovil are delighted to welcome this **EXECUTIVE SIX BEDROOM DETACHED HOUSE** to the market. This property benefits from having multiple reception rooms, **SIX DOUBLE BEDROOMS** with an En suite to bedroom one as well as featuring a parking for multiple cars and a **DOUBLE GARAGE**.

Court Gardens Yeovil BA21 3LZ

Entrance Hall

Stairs to the first floor.

Cloakroom

Double glazed window to the side, wc, wash hand basin and part tiling.

Lounge

13' 11" Max x 23' 4" (4.24m Max x 7.11m)

Front to back lounge with a box bay window to the front and French doors to the rear, two wall mounted lights and a newly installed multi fuel burner with a solid mantel.

Dining Room

15' 9" x 11' 3" (4.80m x 3.43m)

Dual aspect double glazed windows to the front and side, two wall mounted lights as well and a radiator.



Kitchen

22' 2" x 8' 1" into Recess (6.76m x 2.46m into Recess)

Dual aspect double glazed windows to the side and rear, space for a range, cooker hood and a ceramic sink/drainage.

Utility Room

Door to the side leading to the rear garden, ceramic sink/drainage, base and wall units, space for a washing machine and tumble dryer.

Bedroom 1

12' 5" x 13' 3" (3.78m x 4.04m)

Double glazed window to the rear, radiator and built in wardrobes.

Bedroom 2

13' 6" max x 10' (4.11m max x 3.05m)

Dual aspect double glazed windows to the front and side, built in wardrobes and radiator.

Bedroom 3

10' 3" x 10' 10" (3.12m x 3.30m)

Double glazed window to the front with views, built in wardrobes and radiator.

Bedroom 4

8' 9" x 10' 4" (2.67m x 3.15m)

Double glazed windows to the rear and side with views over Johnson park, built in wardrobes and radiator.

Landing

Stairs down to ground floor and up to the Second floor.

Bedroom 5

12' 3" x 13' 10" (3.73m x 4.22m)

Restricted head height, double glazed skylight, two side facing double glazed windows, wash hand basin and eaves storage.

Bedroom 6

12' 4" x 13' 1" (3.76m x 3.99m)

Two side facing double glazed windows, wash hand basin and eaves storage.

Outside

Front Garden

Private front garden, which is laid to lawn with newly planted hedgerows and driveway running through.

Rear Garden

Private rear garden which is primarily laid to lawn with shrubs throughout. Patio area, summerhouse and garden shed.

Double Garage

Up and over door, overhead storage, power and lighting.







Ground Floor **First Floor**

Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOY312486 - 0004

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/YOY312486

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.