

for sale

offers over **£325,000**



Merevale Way Yeovil BA21 3UN

NO ONWARD CHAIN!!

Beautifully presented 4 bedroom townhouse on Abbey Manor Park. Within 0.5 miles of local amenities and good schools this property makes for a perfect family home. Call today to book your viewing!

Merevale Way Yeovil BA21 3UN

Entrance Porch

Door to the entrance hall and a radiator.

Entrance Hall

Radiator and stairs to the first floor.

Cloakroom

Radiator, wc and a wash hand basin.

Lounge

14' 11" max x 12' 8" (4.55m max x 3.86m)

2 x radiators, 4 x double glazed windows to the front, television point and an electric feature fireplace.



Kitchen/ Diner

29' 8" x 7' 7" (9.04m x 2.31m)

Fitted kitchen with a range of wall and base units, under stairs storage cupboard, double glazed door to the garden, breakfast bar, space for a fridge/freezer and range cooker, integrated dishwasher, sink/drain, wine storage and a double glazed window to the rear.

Dining Area - 3 x double glazed windows to the front, radiator, television point and door to the garage.

Landing 1st Floor

Radiator and stairs to the 2nd floor.

Bedroom 1

12' 1" x 10' 2" (3.68m x 3.10m)

2 x double glazed windows to the rear, 2 x radiators, double and single wardrobes.

En Suite

Shower cubicle, wash hand basin, radiator, wc, extractor fan and shaver point.

Bedroom 2

12' 1" x 8' 1" (3.68m x 2.46m)

2 x double glazed windows to the front, 2 x radiators, television point, double fitted wardrobe and 2 x shelves.

Landing 2nd Floor

Loft access with light, airing cupboard with the hot water tank and shelves.

Bedroom 3

10' 2" x 7' 7" (3.10m x 2.31m)

Double glazed window to the side and a radiator.

Bedroom 4

10' 4" x 7' (3.15m x 2.13m)

Double glazed window to the front and a radiator.

Bathroom

Bath with mixer taps and shower attachment, wc, wash hand basin, radiator and double glazed window to the side.

Outside

Rear Garden

Patio area, step to the lawned (astro turf) area, pond, electric point, outside tap and gate to the rear.

Parking

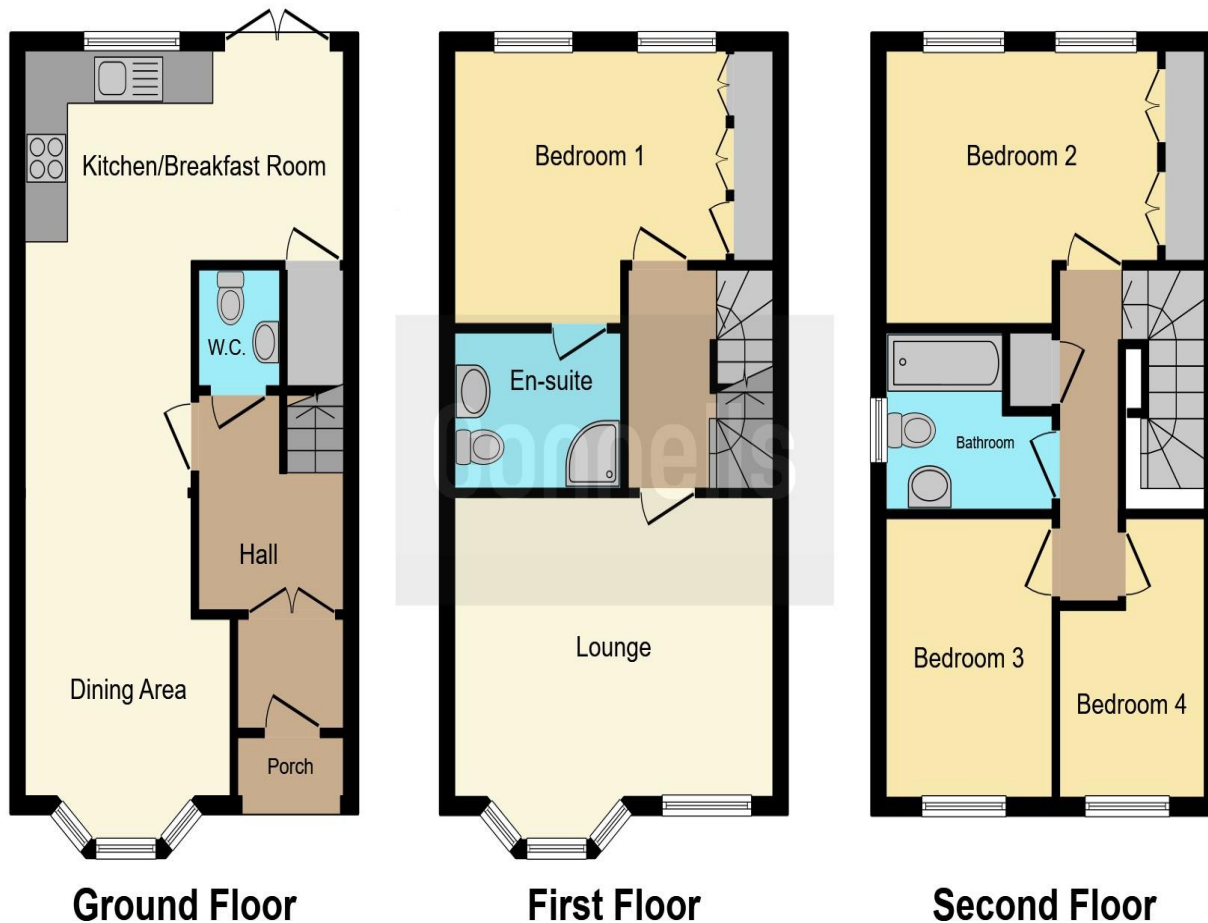
Driveway for 1 car.

Garage

Up & over door, worktop, space for a washing machine and dishwasher, electric, light and a storage area.







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: YOV311142 - 0004

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/YOV311142

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk