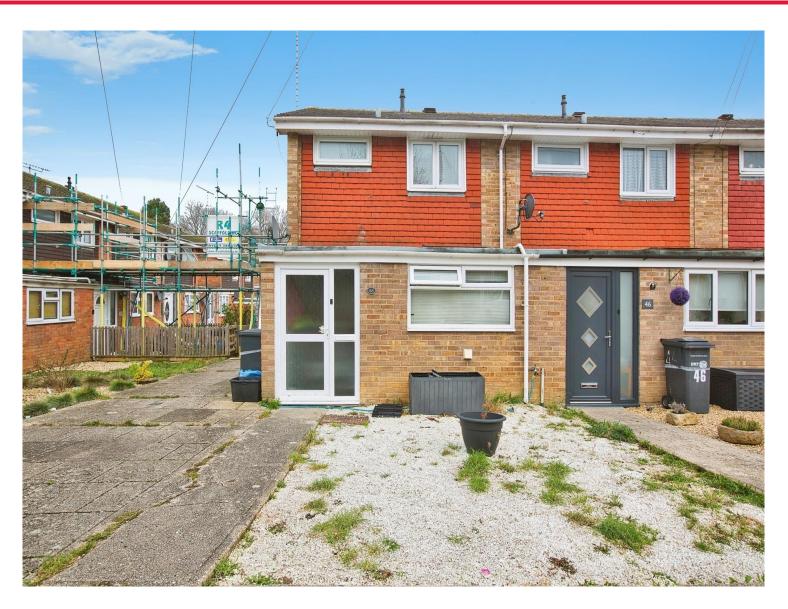
# Connells

# for sale

# £220,000



### Sandringham Road Yeovil BA21 5JF

A fantastic three bedroom end of terraced home which is the perfect first home or investment. With garage and parking, This one needs to be viewed to be fully appreciated! CALL US TODAY!

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### Sandringham Road Yeovil BA21 5JF

**Entrance Porch/ Utility** 

15' 10" x 7' 2" Max (4.83m x 2.18m Max)

#### **Entrance Hall**

Radiator.



#### Lounge

15' 1" x 11' 3" Max (4.60m x 3.43m Max)

Double glazed window to the rear, radiator and door to the garden.

#### Kitchen

10' 2" x 10' Max (3.10m x 3.05m Max)

Fitted kitchen with a range of wall and base units, Double glazed window to the front, induction hob, extractor, oven, sink, usb sockets, space for an american fridge/freezer.

#### Landing

Loft access.

#### Bedroom 1

10' 6" Max x 8' 10" Max (3.20m Max x 2.69m Max)

Double glazed window to the front, radiator and a double wardrobe.

#### Bedroom 2

11' 3" x 8' 10" Max (3.43m x 2.69m Max)

Double glazed window to the rear and a radiator.

#### Bedroom 3

8' 5" x 5' 11" Max (2.57m x 1.80m Max)

Double glazed window to the rear and a radiator.

#### Bathroom

Double glazed window to the front, bath with shower over, vanity wash hand basin, wc and a radiator.

#### Outside

#### Rear Garden

Enclosed by fencing, side access, patio area, astroturf lawn and door to the garage.

#### Garage

Up & over door with power and light.















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: YOV311833 - 0004

Tenure: Freehold

**EPC** Rating: D

view this property online connells.co.uk/Property/YOV311833

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.

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