

for sale

offers over **£290,000**



## Elmhurst Avenue Yeovil BA21 4PP

A fantastic opportunity to purchase this extended three bedroom semi detached family home which is located within 1/2 a mile of local schools and amenities. With multiple reception rooms, driveway, carport and a considered large garden, this home needs to be viewed to fully appreciate the size!

# Elmhurst Avenue Yeovil BA21 4PP

## Entrance Hall

Double glazed door to the front, radiator, under stairs cupboard and a tiled floor.

## Utility/Cloakroom

Wash hand basin, wc, extractor and a tiled floor. Double glazed window to the side, radiator, space for a washing machine and tumble dryer.

## Lounge

11' x 11' 4" (3.35m x 3.45m)

Double glazed window to the front and a radiator.



### **Dining Room/Family Room**

16' 3" x 12' 10" Max (4.95m x 3.91m Max)

French doors to the rear garden, double glazed window to the rear, skylight, tiled floor and an archway to the kitchen.

### **Kitchen**

11' 7" x 9' 8" Max (3.53m x 2.95m Max)

Fitted kitchen with a range of wall and base units, stainless steel sink/drainage, breakfast bar island with electric hob, space for an American style fridge/freezer, integrated double electric oven and a tiled floor.

### **Landing**

Double glazed window to the side, radiator and loft access.

### **Bedroom 1**

11' 6" x 9' 7" (3.51m x 2.92m)

Double glazed window to the rear and a radiator.

### **Bedroom 2**

11' 10" x 9' 5" (3.61m x 2.87m)

Double glazed window to the front, radiator and airing cupboard.

### **Bedroom 3**

8' 4" x 7' 8" (2.54m x 2.34m)

Double glazed window to the front and a radiator.

### **Bathroom**

Double glazed window to the side, bath with shower over, vanity wash hand basin, wc and a heated towel rail.



## Outside

### Front Garden

Driveway for multiple cars.

### Car Port

Up & over door, power, light and a double glazed door to the front.

### Rear Garden

Fenced rear garden with a lawn, patio area, trees and a shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: YOV312880 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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