

for sale

offers over **£120,000**



## Yeovil Marsh Park Yeovil Marsh Yeovil BA21 3QQ

Situated on the edge of Yeovil, this fantastic two bedroom park home is offered to the market with **NO ONWARD CHAIN**. In need of some modernisation throughout, this is the perfect opportunity for anyone looking for ground floor living in a village location. Call Now!

# Yeovil Marsh Park Yeovil Marsh Yeovil BA21 3QQ

## Entrance Hall

Door to the side with storage cupboard and loft access.

## Lounge/diner

19' 9" max x 10' 10" (6.02m max x 3.30m)

Double glazed window to the side, feature fireplace, X2 double glazed windows to the rear, x2 radiators and patio doors to the side leading to garden.



### **Kitchen**

13' 5" x 8' 4" into recess (4.09m x 2.54m into recess)

A range of wall and base units, double glazed window to the side, 1 1/2 bowl sink/drain, airing cupboard, oil boiler, part tiling, space for a washing machine, fridge/freezer and cooker.

### **Bedroom**

12' 6" into wardrobe x 9' 6" (3.81m into wardrobe x 2.90m)

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

### **Bedroom**

7' 8" + wardrobes x 6' 11" (2.34m + wardrobes x 2.11m)

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

### **Shower Room**

X2 double glazed windows to the side, shower cubicle, wash hand basin, wc, part tiling and radiator.

## Outside

### Front Garden

Gravel area with lawn.

### Rear Garden

Fenced rear garden with lawn, shrubs, plants, hedging, patio area, x2 sheds, water butt and side access.







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)

To view this property please contact Connells on

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1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOV312908 - 0003

**Tenure:**

**EPC Rating: Exempt**

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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