

for sale

offers over **£425,000**



Colmer Road Yeovil BA21 4BS

This five bedroom Victorian style family home which is situated within walking distance to the town, hospital and schools benefiting from a garage and three reception rooms. The perfect home for a family, the property also benefits from a garage and enclosed rear garden! CALL NOW!

Colmer Road Yeovil BA21 4BS

Entrance Hall

Door to the front, under stairs cupboard, original Victorian tiled flooring, stairs to the first floor and a radiator.

Lounge

19' 5" x 11' 7" Max (5.92m x 3.53m Max)

Double glazed window to the front and side, original fireplace with wood burning stove, floor to ceiling radiator and sliding doors to the dining room. TV point.

Back Lounge/Family Room

11' 1" into Recess x 10' 10" (3.38m into Recess x 3.30m)

Double glazed double doors to lean to. Radiator. Open fireplace.

Lean To

Single glazed double doors to the garden.

Dining Room

14' 2" x 12' 9" (4.32m x 3.89m)

Original fireplace, radiator. Doors to kitchen and hall.

Kitchen

Fitted kitchen with a range of wall and base units, double glazed windows to the front and rear, double glazed doors to the garden and annexe, space for a double oven, space for washing machine, space for a fridge/freezer and 1 1/2 stainless steel sink/drainers. Stone worktops.



Annex/Studio Access

Window to the side and double glazed door to the corridor.

Annexe/Studio

12' 10" x 10' 8" (3.91m x 3.25m)

Self contained studio/bedsit accommodation comprising of a cooking area with an electric 2 ring induction hob, space for washing machine and low level fridge/freezer, stainless steel sink and drainer, double glazed doors to garden, vertical radiator, high level storage with the potential to act as a sleeping area, single glazed window to front, access to corridor and garden with built in storage, access to the downstairs bathroom with door leading to the kitchen.

Bathroom

Bath with shower attachment mixer tap over, wc, wash hand basin and glazed window to the front. Electric fan heater.

Landing

Double glazed windows to the front, door to the wc and stairs to the second floor.

Bathroom

Double glazed window to the front, wc, wash hand basin, bath with mixer tap shower attachment and an electric fan heater.

Wc

Wc and single double glazed casement window.

Bedroom 1

11' 8" x 11' 7" (3.56m x 3.53m)

Double glazed sash window to the front and radiator.

Bedroom 2

14' 2" x 11' 7" (4.32m x 3.53m)

Double glazed sash window to the rear, built in double wardrobe and radiator.

Bedroom 3

Loft access, radiator, double glazed sash window to the front.

Landing 2

Double glazed window to the front. Access to wc and shower room.

Shower Room

Shower cubicle and wash hand basin.

Bedroom 4

10' 10" x 8' 6" (3.30m x 2.59m)

Two double glazed casement windows to the rear and a radiator. Loft access.

Bedroom 5

11' 7" x 11' 7" Max (3.53m x 3.53m Max)

Double glazed casement window to the front, radiator and loft access.

Rear Garden

Low maintenance paved and graveled area, door to the garage and rear gated access.

Shower Room

Shower cubicle and wash hand basin.

Garage

With up & over door, power and light.







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

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

1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOY310238 - 0004

Tenure: Freehold

EPC Rating: E

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