

for sale

£425,000



## Forde Park Yeovil BA21 3QR

Connells are delighted to present this Four bedroom DETACHED property in the sought after area of ABBEY MANOR. Beautifully presented throughout, this property is ideal for buyers looking for a spacious home for their families. Early viewing is recommended.

# Forde Park Yeovil BA21 3QR

## Entrance Hall

Door to the front, radiator and under stairs cupboard.

## Cloakroom

Wc, wash hand basin and part tiling.

## Lounge

15' x 11' 3" Max (4.57m x 3.43m Max)

Double glazed window to the front, radiator, tv point and gas fireplace.

## Dining Room

11' 3" x 9' 10" (3.43m x 3.00m)

French doors to the rear garden and a radiator.



### **Kitchen**

14' 3" x 9' 10" (4.34m x 3.00m)

Fitted kitchen with range of wall and base units, gas hob, electric double oven, 1 1/2 sink/drainers, space for a fridge/freezer, integrated dishwasher, part tiling, radiator and 2 x double glazed windows to the rear.

### **Utility Room**

Door to the side, boiler, space for a washing machine and tumble dryer, sink and a radiator.

### **Landing**

Loft access, radiator and airing cupboard.

### **Bedroom 1**

13' 11" into Recess x 11' 9" + Wardrobes (4.24m into Recess x 3.58m + Wardrobes)

3 x double glazed windows to the front, built in wardrobes, radiator and a storage cupboard.

### **En Suite**

Shower cubicle, wc, double glazed window to the front, vanity wash hand basin and part tiling.

### **Bedroom 2**

12' 3" x 9' 9" (3.73m x 2.97m)

Double glazed window to the rear and a radiator.

### **Bedroom 3**

8' 11" x 7' 8" (2.72m x 2.34m)

Double glazed window to the rear and a radiator.

### **Bedroom 4**

8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to the rear and a radiator.

### **Bathroom**

Bath with shower hose, heated towel rail, wc, wash hand basin, shaver point, extractor fan, part tiling and a double glazed window to the side.

## Outside

### Front Garden

Driveway leading to the garage.

### Garage

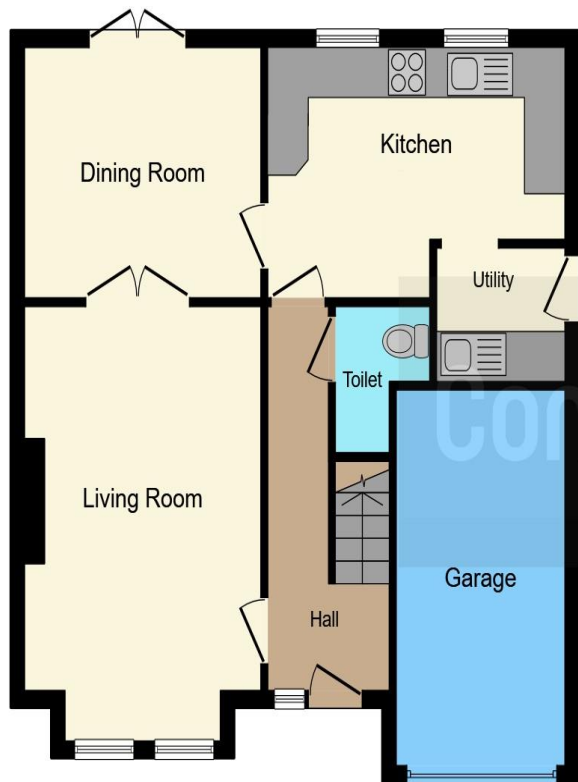
Up & over door.

### Rear Garden

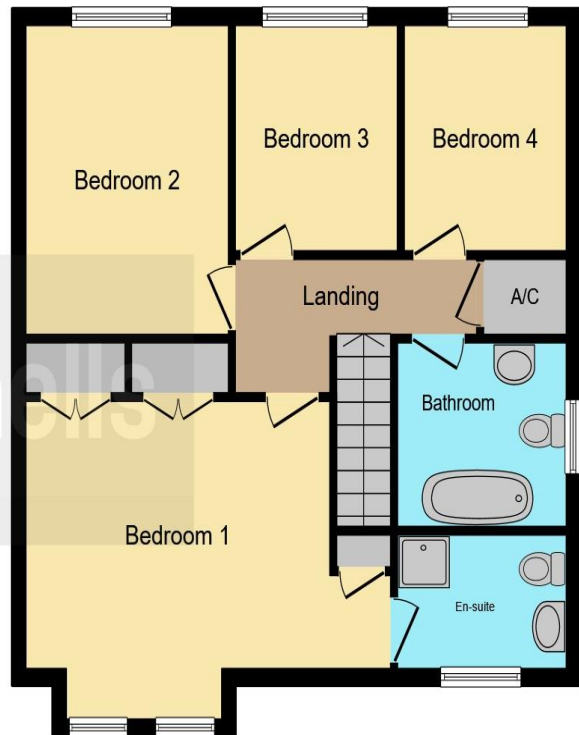
Fenced rear garden with a lawn, shingle area, patio, shrubs, tree, plants, outside tap and side access.







**Ground Floor**



**First Floor**

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

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOY313002 - 0002

**Tenure:** Freehold

**EPC Rating:** Awaited

**view this property online [connells.co.uk/Property/YOY313002](http://connells.co.uk/Property/YOY313002)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)