

for sale

offers over **£325,000**



Mudford Road Yeovil BA21 4AE

This 1930's style home is located in the popular location along Mudford Road within easy access to the College and Town Centre. Having been renovated throughout, this property offers two reception rooms, downstairs wc, three bedrooms, family bathroom, ample off road parking and enclosed rear garden!

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Entrance Hall

Door to the front, double glazed window to the side, under stairs cupboard (with a double glazed window to the side) and a storage cupboard housing the boiler.

Lounge

12' 8" x 14' 7" into Bay (3.86m x 4.45m into Bay)

Double glazed bay window to the front and a radiator.

Dining Room

11' 3" x 11' 11" (3.43m x 3.63m)

Double glazed window to the rear and a radiator.



Kitchen

11' 9" x 7' 10" (3.58m x 2.39m)

Fitted kitchen with a range of wall and base units, space for a washing machine, dishwasher, cooker and fridge/freezer, 1 1/2 sink/drainers, 2 x double glazed windows to the side, wine rack and a door to the outhouse.

Outhouse

Single glazed window to the rear, wooden door to the garden and a door to the cloakroom.

Cloakroom

Single glazed window to the rear, fan and a wc.

Landing

Loft hatch with pull down ladder, double glazed window to the side, airing cupboard with shelves.

Bedroom 1

11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed window to the rear and a radiator.

Bedroom 2

13' x 11' (3.96m x 3.35m)

Double glazed window to the front and a radiator.

Bedroom 3

8' x 7' 6" (2.44m x 2.29m)

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

Bathroom

Bath, wc, heated towel rail, 2 x double glazed windows to the side, shower cubicle with rainfall shower, wash hand basin, wc and spotlights.

Outside

Front Garden

Driveway, lawn area and raised bed with potted plants.

Rear Garden

Enclosed by fencing with a gate to the rear and a patio area.

Garage

With double doors and a single glazed window to the side.

Agents Note

It is our understanding that the Freehold title is pending registration at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly







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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Property Ref: YOV312931 - 0005

Tenure: Freehold

EPC Rating: D

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