

for sale

offers over **£325,000**



Summerleaze Park Yeovil BA20 2BP

This well presented three bedroom semi detached family home is located in a sought after part of the town. Being sold with no chain, this property benefits from two reception rooms, a fantastic rear garden, detached garage and driveway parking. Call Now!

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Entrance Hall

Door to the front, storage heater and under stairs cupboard.

Lounge

11' 10" into bay x 11' 8" max (3.61m into bay x 3.56m max)

Double glazed bay window to the front, storage heater and a fireplace.



Dining Room

13' x 10' 4" (3.96m x 3.15m)

Double glazed window to the rear, storage heater and built in storage.

Kitchen

8' 11" x 7' 5" (2.72m x 2.26m)

Fitted kitchen with a range of wall and base units and integrated appliances which include electric oven and hob, microwave and fridge/freezer. There is a storage heater and partly tiled throughout.

Rear Porch

Brick built with double glazed windows to the front and side and door to the rear.

Bedroom 1

11' 9" into bay x 11' 8" + recess (3.58m into bay x 3.56m + recess)

Double glazed bay window to the front and built in storage housing the hot water tank.

Bedroom 2

13' x 10' 7" (3.96m x 3.23m)

Double glazed window to the rear.

Bedroom 3

8' 11" x 7' 6" (2.72m x 2.29m)

Double glazed window to the rear.

Shower Room

Double glazed windows to the front and side, shower cubicle, wc, storage heater, wash hand basin, loft access and part tiling.

Outside

Front Garden

Driveway, walling, hedging, shrubs, shingle.

Rear Garden

Fencing, patio, shrubs, trees, plants, lawn, water butt, access to the garage, outside tap and a brick built shed.

Garage

Up & over door, power, light and single glazed windows to the rear and side.

Agents Note

We are advised that a protected species has a sett within the garden of the property. Further reading can be found through these websites; badgertrust.org.uk & gov.uk/guidance/badgers-protection-surveys-and-licences

Agents Note

We are advised that a planning application has been submitted to South Somerset Council under application reference 24/00337/HOU. We ask that you make enquiries and satisfy yourself.







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

To view this property please contact Connells on

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Property Ref: YOY313089 - 0004

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/YOY313089

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