

for sale

offers over **£170,000**



## Cromwell Road Yeovil BA21 5AN

**ATTENTION FIRST TIME BUYERS!!!**

This well presented 2 double bedroom property has been welcomed to the market with motivated vendors priced to sell!!!

The property briefly comprises lounge, kitchen/diner, downstairs w/c, two double bedrooms, shower room and rear garden.

# Cromwell Road Yeovil BA21 5AN

## Entrance Porch

Double glazed door to the front and a door to the Hallway.

## Hallway

Radiator and stairs to the first floor.



## **Lounge**

11' 3" x 10' 2" + Bay (3.43m x 3.10m + Bay)

Double glazed bay window to the front, tall radiator, tv point and a feature fireplace.

## **Dining Room**

12' x 11' 11" (3.66m x 3.63m)

Double glazed window to the rear, built in cupboard, understairs storage cupboard, radiator, feature brick fireplace and open plan to the kitchen.

## **Kitchen**

20' 7" x 8' 8" Max (6.27m x 2.64m Max)

Fitted kitchen with a range of wall and base units, stainless steel sink/drainers, radiator, brick feature space for a cooker, space for a washing machine and tumble dryer and a door to the cloakroom.

## **Cloakroom**

Double glazed window to the rear, wc, wash hand basin and a radiator.

## **Landing**

Loft access with ladder, light and power.

## **Bedroom 1**

14' 10" Max x 10' 3" (4.52m Max x 3.12m)

2 x double glazed windows to the front, radiator and original feature fireplace.

## **Bedroom 2**

11' 11" x 8' 11" Max (3.63m x 2.72m Max)

Double glazed window to the rear, radiator and an original feature fireplace.

## **Bathroom**

Shower cubicle with rainfall shower, double glazed window to the rear, radiator, wc, wash hand basin, built in mirrored storage units and an airing cupboard housing the boiler.

## Outside

### Rear Garden

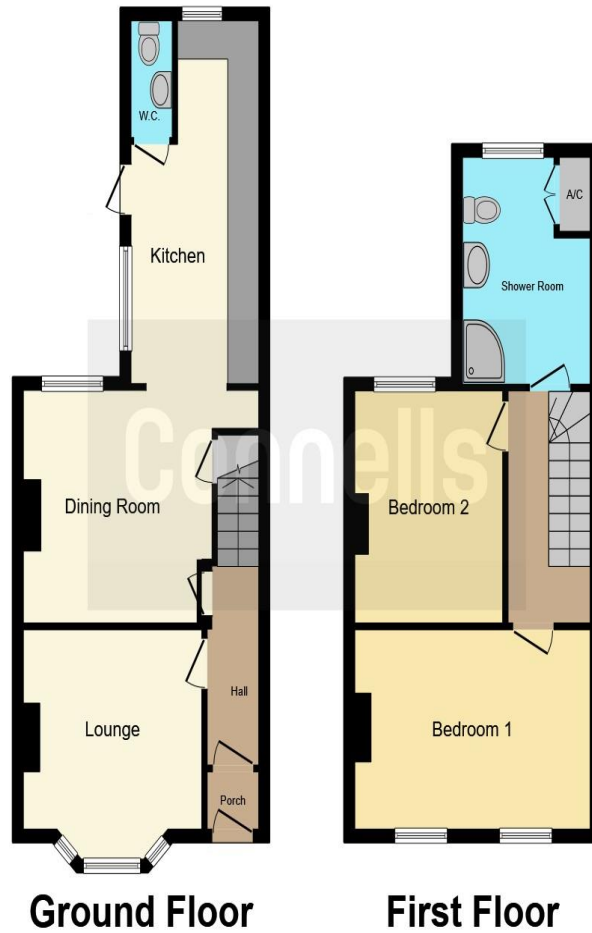
Enclosed by fencing with a patio, lawn, shed, raised borders, rear entrance and beds with various plants.

### Agents Note

The vendor is renting an allotment at the rear of the property and a garage through Greenslade Taylor Hunt.







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)

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1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOY313130 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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