

for sale

£250,000



## Pipit Way Houndstone Yeovil BA22 8GA

Sold with No Chain is this three bedroom town house located on the popular Augusta Park Development! The ideal family home or investment, this home is well presented throughout and benefits from allocated parking.

CALL NOW.

# Pipit Way Houndstone Yeovil BA22 8GA

## Entrance Hall

Door to the front and a radiator.

## Cloakroom

Radiator, wash hand basin, wc and part tiling.

## Lounge

14' 7" Max x 11' 9" Max (4.45m Max x 3.58m Max)

Double glazed window to the front and a radiator.



### **Kitchen/ Diner**

11' 7" x 8' 8" (3.53m x 2.64m)

Fitted kitchen with a range of wall and base units, 1 1/2 stainless steel sink/drainers, boiler, radiator, double glazed window to the rear, space for a washing machine, cooker and fridge/freezer, French doors to the garden and part tiling.

### **Landing**

Radiator.

### **Bedroom 2**

11' 11" x 10' 5" into Recess (3.63m x 3.17m into Recess)

2 x double glazed windows to the front and a radiator.

### **Bedroom 3**

11' 11" x 8' 11" into Recess (3.63m x 2.72m into Recess)

Double glazed window to the rear and a radiator.

### **Landing 2nd Floor**

Storage cupboard.

### **Bedroom 1 2nd Floor**

22' 2" Max x 11' 9" Max (6.76m Max x 3.58m Max)

Double glazed window to the front, 2 x radiators and a roof window to the rear.

### **Bathroom**

Radiator, wash hand basin, wc, bath with shower over and part tiling.

## Outside

### Rear Garden

Patio area, astro turf, rear access, fencing and a shed.







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: YOY313245 - 0002

**Tenure:** Freehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/YOV313245](http://connells.co.uk/Property/YOV313245)**

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)