

for sale

offers over **£240,000**



## Broadleaze Yeovil BA21 3RN

Connells are very excited to welcome this ideal first time buyer home on the always sought after Abbey Manor Estate to market.

Beautifully presented throughout this 2 bedroom home is a must see....

**CALL NOW 01935 431129!**



# Broadleaze Yeovil BA21 3RN

## Entrance Hall

Spotlights, radiator and under stairs storage cupboard.

## Lounge

14' 8" x 12' 7" (4.47m x 3.84m)

Double glazed window to the rear, Double glazed door to the garden, spotlights, 2 x tall radiators and a tv unit.



### **Kitchen**

9' 9" x 6' 6" (2.97m x 1.98m)

Fitted kitchen with a range of wall and base units, double glazed window to the front, space for a fridge/freezer and washing machine, integrated oven, hob and microwave, spotlights and a composite sink/drain.

### **Landing**

Loft access with ladder, storage, light and power, the vendor has advised us the loft space is boarded with storage. velux window, spotlights, boiler and radiator.

### **Bedroom 1**

10' 8" x 9' 7" + Wardrobes (3.25m x 2.92m + Wardrobes)

Double glazed window to the rear, triple sliding mirrored wardrobes and a radiator.

### **Bedroom 2**

12' 10" x 8' 2" Max (3.91m x 2.49m Max)

2 x double glazed windows to the front, radiator, spotlights, built in desk area with shelving and an over stairs cupboard with shelves.

### **Bathroom**

Double glazed window to the side, bath with shower over, extractor fan, spotlights, heated towel rail, vanity wash hand basin and wc.

### **Outside**

#### **Front Garden**

Pebbled area, patio and pathway to the front door.

#### **Rear Garden**

Enclosed by fencing with a decked area, side gate, lawn area, 2 x sheds, workshop that is insulated, office with light, power and internet.

### **Outbuilding**

10' 9" x 10' 1" (3.28m x 3.07m)

Units under work tops and shelving.

### **Parking**

Driveway for 1/2 cars back to back.

### **Agents Note**

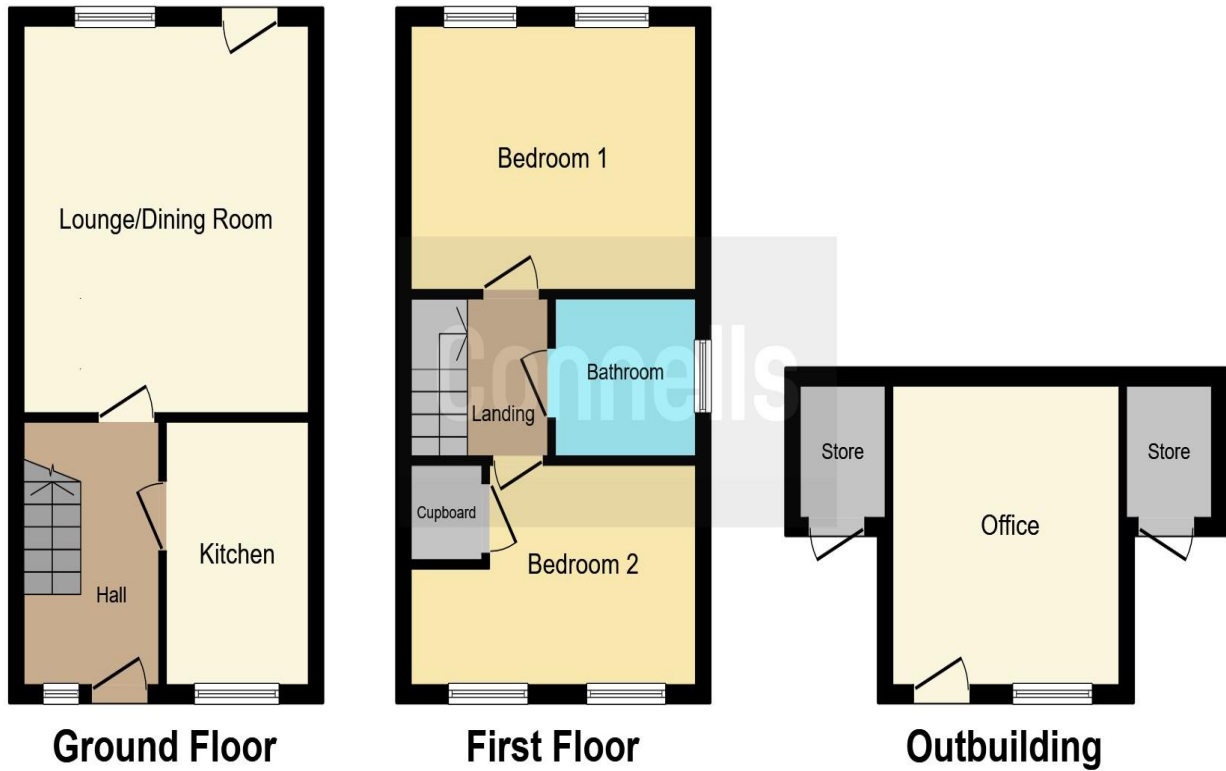
The vendor has advised us there are Oak Doors throughout the property.











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

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Property Ref: YOY313289 - 0002

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/YOV313289](http://connells.co.uk/Property/YOV313289)**

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