

for sale

**£150,000** Freehold



**Larkhill Road Yeovil BA21 3HG**

**NO CHAIN!** An opportunity to purchase this **TWO DOUBLE BEDROOM** end terraced property in Larkhill Road! With a good sized garden and offering great internal space this one is not to be missed!



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# Property Details

## Agents Note

Please note that this property is sold as seen.

## Entrance Hall

Door to the front, radiator and stairs to the first floor.

## Lounge

14' 3" x 11' 11" Max (4.34m x 3.63m Max)

Double glazed window to the front and a radiator.

## Kitchen

13' 2" x 9' Max (4.01m x 2.74m Max)

Fitted kitchen with a range of wall and base units, double glazed window to the rear, cupboard housing the boiler, stainless steel sink/drain, radiator, space for a gas cooker and washing machine and a door to the utility room/binstore.

## Utility Room/ Binstore

6' 6" x 3' 11" Max (1.98m x 1.19m Max)

Light and shelving.

## Outer Hall

Double glazed door to the rear.

## Landing

Loft access.

## Bedroom 1

17' 8" x 11' 11" + Wardrobes (5.38m x 3.63m + Wardrobes)

2 x double glazed windows to the front, radiator, tv point and built in double wardrobe with rail.

## Bedroom 2

10' 7" x 9' 3" + Wardrobes (3.23m x 2.82m + Wardrobes)

Double glazed window to the rear, radiator, built in double wardrobes with rail, storage cupboard with shelf.

## Bathroom

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

## Outside

## Front Garden

Lawn area and a gate to the rear.

## Rear Garden

Enclosed by mesh fencing, lawn and a bunker.



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

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: YOV313567 - 0003

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.

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