

for sale

offers over **£200,000**



Melrose Road Yeovil BA21 4QP

NO ONWARD CHAIN!!

Connells welcomes to market this 3 bedroom family home, ideal first time buy or investment. Call today 01935431129.

Melrose Road Yeovil BA21 4QP

Entrance Porch

Brick Outhouse with electric.

Entrance Hall

Single glazed door to the side, cupboard, radiator and space for a fridge/freezer.

Cloakroom

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



Lounge

15' 8" x 10' 6" (4.78m x 3.20m)

Double glazed windows to the rear, patio door to the garden, tv point and radiator.

Kitchen/ Diner

18' 8" x 9' 5" (5.69m x 2.87m)

Fitted kitchen with a range of wall and base units, double glazed window to the front, gas hob, extractor fan, oven, radiator, space for a washing machine and fridge/freezer.

Landing

Loft access and airing cupboard housing the boiler.

Bedroom 1

15' 6" x 8' 9" (4.72m x 2.67m)

Double glazed window to the front and a radiator.

Bedroom 2

14' 2" x 8' 10" (4.32m x 2.69m)

Double glazed window to the rear and a radiator.

Bedroom 3

10' x 6' 7" (3.05m x 2.01m)

Double glazed window to the front and a radiator.

Bathroom

Double glazed window to the rear, heated towel rail, wc, wash hand basin and bath with shower over.

Outside

Rear Garden

Fence and brick enclosed with a path, lawn, patio, gate to the rear and various trees.







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

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOY310094 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/YOY310094

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 | www.rightmove.co.uk | www.zoopla.co.uk