

for sale

£170,000



Monmouth Road Yeovil BA21 5NN

**CALLING FIRST TIME BUYERS!!!**

A fantastic opportunity to purchase this 3 bedroom home, priced to sell so don't delay, call today on 01935431129!



# Monmouth Road Yeovil BA21 5NN

## Entrance Hall

Double glazed window to the front, door to the front and an electric heater.

## Lounge

13' 11" x 12' 1" (4.24m x 3.68m)

Double glazed window to the front and an electric heater.



### **Dining Room**

10' x 8' 7" (3.05m x 2.62m)

Double glazed window to the rear and an electric heater.

### **Kitchen**

11' 5" x 9' 11" (3.48m x 3.02m)

Fitted kitchen with a range of wall and base units, door to the outer hall, double glazed window to the rear, space for a washing machine, cooker and fridge/freezer, extractor fan and a stainless steel sink/drainage.

### **Outhouse**

Double glazed window to the side and a double glazed door to the garden.

### **Landing**

Loft access and airing cupboard.

### **Bedroom 1**

13' 7" x 10' 11" Max (4.14m x 3.33m Max)

Double glazed window to the front, electric heater and a single cupboard.

### **Bedroom 2**

12' 3" x 8' 10" (3.73m x 2.69m)

Double glazed window to the rear, electric heater and a single cupboard.

### **Bedroom 3**

9' 9" x 7' 11" Max (2.97m x 2.41m Max)

Double glazed window to the front and an electric heater.

### **Bathroom**

Double glazed window to the rear, wash hand basin and a shower cubicle.

### **Wc**

Double glazed window to the rear and a wc.

## **Outside**

### **Front Garden**

Lawn area and a ramp.

### **Rear Garden**

Enclosed by fencing with a patio, lawn and a gate to the side.











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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Property Ref: YOV313645 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

**view this property online [connells.co.uk/Property/YOV313645](http://connells.co.uk/Property/YOV313645)**

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