

for sale

offers over **£200,000**



## Howard Road Yeovil BA21 5JG

Located in a popular part of the town is this three bedroom terraced home. The ideal first time buy or family home, the property benefits from two reception rooms, garage and enclosed rear garden. CALL NOW!



# Howard Road Yeovil BA21 5JG

## Entrance Hall

Double glazed door to the front and a radiator.

## Cloakroom

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

## Lounge

13' 2" x 12' 5" (4.01m x 3.78m)

Double glazed window to the front and a gas fire.

## Dining Room

10' 7" x 9' 11" (3.23m x 3.02m)

Double glazed doors to the conservatory and a heater.



### **Kitchen**

9' 4" x 8' 6" (2.84m x 2.59m)

Fitted kitchen with a range of wall and base units, eye level double oven, gas hob, space for a fridge/freezer, washing machine and a slimline dishwasher, stainless steel sink/drainers, double glazed window to the rear and patio doors.

### **Utility Room**

Double glazed window to the side and base units.

### **Conservatory**

12' 7" x 9' 9" (3.84m x 2.97m)

UPVC & Brick and door to the utility.

### **Landing**

Airing cupboard with shelves and loft access with a ladder.

### **Bedroom 1**

12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed window to the front and a radiator.

### **Bedroom 2**

11' 1" x 10' (3.38m x 3.05m)

Double glazed window to the front, radiator and a built in wardrobe.

### **Bedroom 3**

8' 8" x 8' 5" Max (2.64m x 2.57m Max)

Double glazed window to the front and a radiator.

### **Bathroom**

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

## **Outside**

### **Front Garden**

Gravel area.

### **Rear Garden**

Enclosed by fencing with a patio area.

### **Garage**

Electric door with light and power.









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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**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

Property Ref: YOV313683 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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