

for sale

offers over

**£180,000**



**St. Andrews Road Yeovil BA20 2DE**

Looking for your first home or investment? Sold with NO CHAIN, this two bedroom semi detached property benefits from off road parking and a considered large rear garden. CALL NOW!

## Entrance Hall

Door to the side and a radiator.

## Cloakroom

Double glazed window to the rear, radiator, wc and a boiler.



### **Lounge**

16' 4" x 11' 4" into Recess (4.98m x 3.45m into Recess)

Patio doors to the rear garden, radiator and a storage cupboard.

### **Kitchen**

8' 5" x 6' 11" (2.57m x 2.11m)

Fitted kitchen with a range of wall and base units, space for a washing machine, fridge/freezer and cooker, sink/drainer, door to the rear and part tiling.

### **Landing**

Loft access and a double glazed window to the front.

### **Bedroom 1**

16' 8" x 9' 7" into Recess (5.08m x 2.92m into Recess)

Double glazed windows to the front and rear and a radiator.

### **Bedroom 2**

10' 6" x 8' 3" (3.20m x 2.51m)

Double glazed window to the rear and a radiator.

### **Shower Room**

Shower cubicle, double glazed window to the side, wc, wash hand basin, radiator and part tiling.

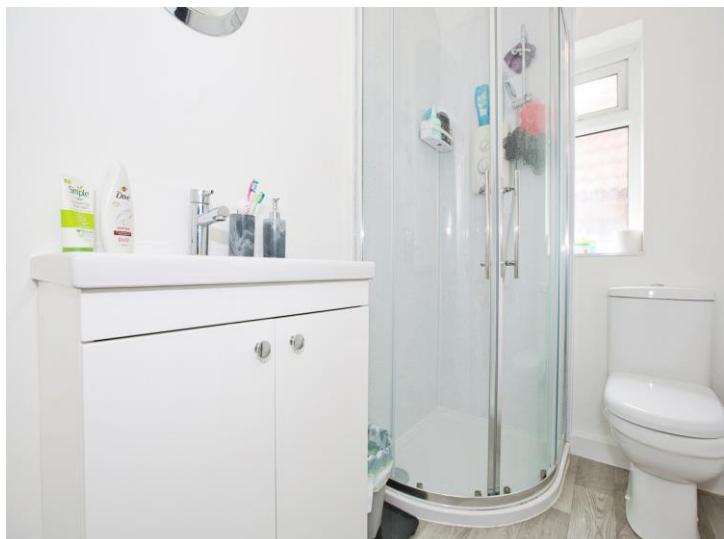
## Outside

### Front Garden

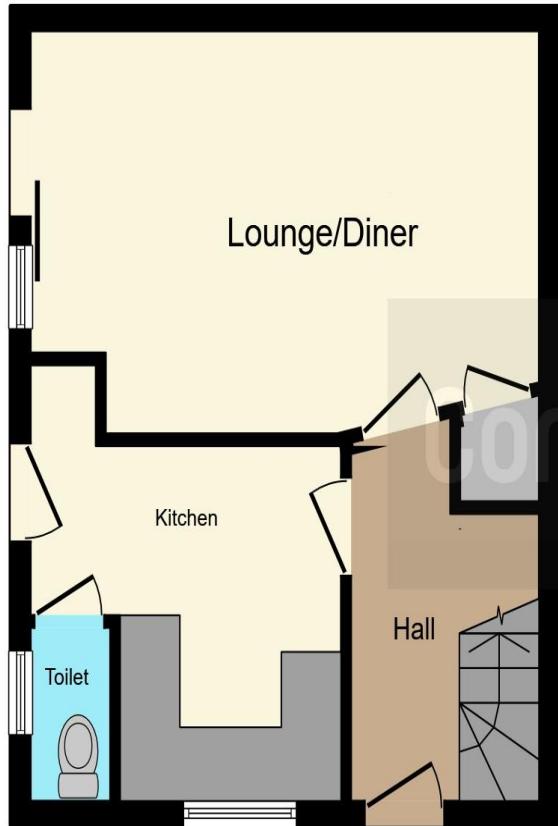
Driveway.

### Rear Garden

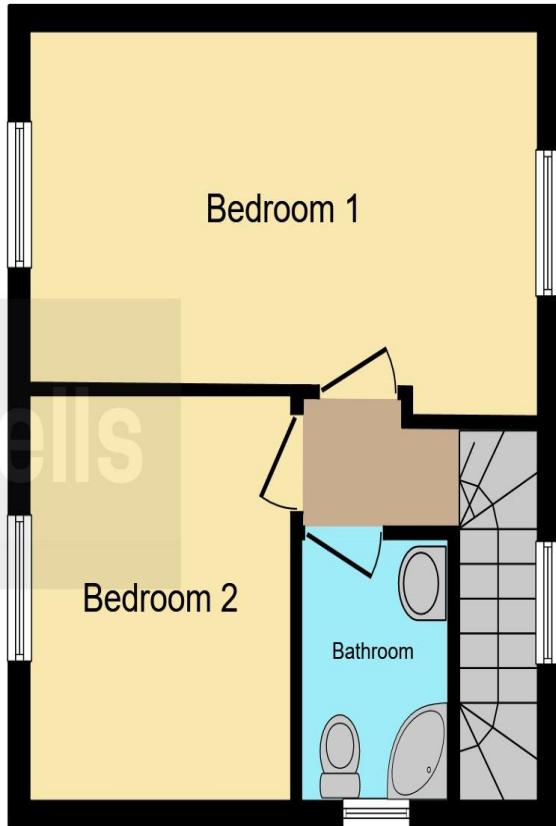
Fenced rear garden with a lawn, patio and side access.







**Ground Floor**



**First Floor**

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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**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

Property Ref: YOV313686 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/YOV313686](http://connells.co.uk/Property/YOV313686)**

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