

for sale

offers over **£180,000**



Stiby Road YEOVIL BA21 3ER

**NO CHAIN!** This considered spacious family home is located conveniently within a 1/4 of a mile of schools and amenities. The ideal first time buy or family home, this property benefits from multiple reception rooms and enclosed rear garden.



# Stiby Road YEOVIL BA21 3ER

## Entrance Hall

Door to the front and a radiator.

## Cloakroom

Double glazed window to the side, wc, wash hand basin and part tiling.

## Lounge

12' 1" x 11' 8" (3.68m x 3.56m)

Double glazed window to the front and a radiator.



### **Dining Area**

16' 7" x 8' 6" (5.05m x 2.59m)

Double glazed door to the rear, radiator and space for a washing machine, tumble dryer and fridge/freezer.

### **Dining Room**

8' 4" x 9' 1" (2.54m x 2.77m)

Radiator and built in wardrobe.

### **Kitchen**

8' 9" x 8' 1" (2.67m x 2.46m)

Fitted kitchen with a range of wall and base units, stainless steel sink/drainers, extractor hood, electric oven and hob and part tiling.

### **Landing**

Loft access.

### **Bedroom 1**

12' 2" x 9' 2" into Recess (3.71m x 2.79m into Recess)

Double glazed window to the rear, radiator and storage cupboard.

### **Bedroom 2**

10' 11" x 8' 10" (3.33m x 2.69m)

Double glazed window to the front, radiator and storage cupboard.

### **Bedroom 3**

9' 7" x 7' 2" (2.92m x 2.18m)

Double glazed window to the front and a radiator.

### **Bathroom**

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

## Outside

### Front Garden

Gravel area.

### Rear Garden

Fencing, side access, lawn, patio and a brick built outbuilding with power and light.

## Agents Note

There are solar panels that are owned outright.











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: YOY313770 - 0003

Tenure:Freehold EPC Rating: A

Council Tax Band: B

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