

for sale

offers over **£210,000**



## Carisbrooke Gardens Yeovil BA20 1BU

**NO ONWARD CHAIN!** This three bedroom house is an ideal property for both first time buyers and home movers and has the advantage of being located within 1/2 a mile from Yeovil Town Centre. With garage and parking, this is a must view. **CALL NOW!**

# Carisbrooke Gardens Yeovil BA20 1BU

## Entrance Hall

Double glazed door to the front, radiator and stairs to the first floor,

## Lounge/Diner

28' 2" Max x 13' Max (8.59m Max x 3.96m Max)

Double glazed window to the front, 2 x radiators, gas fireplace and single glazed doors to the conservatory.

## Kitchen

10' 7" x 7' 10" (3.23m x 2.39m)

Fitted kitchen with a range of wall and base units, integrated oven, electric hob with cookerhood over, boiler, 1 1/2 stainless steel sink/drainers, space for a fridge/freezer and washing machine, spotlights, double glazed window to the rear and understairs storage cupboard.



### **Conservatory**

12' 5" x 6' 6" (3.78m x 1.98m)

UPVC, radiator, light, power, double glazed patio door and fitted blinds.

### **Landing**

Loft hatch and airing cupboard.

### **Bedroom 1**

12' 7" + Wardrobes x 9' 2" (3.84m + Wardrobes x 2.79m)

Double glazed window to the rear, radiator and built in double wardrobes.

### **Bedroom 2**

12' 10" + Wardrobes x 9' 2" Max (3.91m + Wardrobes x 2.79m Max)

Double glazed window to the front, radiator and built in double wardrobes.

### **Bedroom 3**

9' 9" into Wardrobe Recess x 6' 11" Max (2.97m into Wardrobe Recess x 2.11m Max)

Double glazed window to the front, radiator and built in double wardrobe over bulkhead.

### **Bathroom**

Bath with rainfall shower over, double glazed window to the rear, heated towel rail, fitted storage unit, wash hand basin and a wc.

## Outside

### Front Garden

Pebbled area, raised beds, steps up to a path, further steps to a further area.

### Rear Garden

Enclosed by fencing, low maintenance garden with pebbles, path to the rear gate, rose bush and a water feature.

### Garage

16' 3" x 7' 8" (4.95m x 2.34m)

In a block with up & over door.







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: YOV313834 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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