

for sale

offers over **£230,000**



## Wilton Road YEOVIL BA21 5XP

Connells welcome to the market this ideal 3 bedroom family home on the edge of Yeovil. Offering a wealth of living space, this home makes for the perfect first time buy or family home! With driveway parking and an enclosed rear garden. A must view!

# Wilton Road YEOVIL BA21 5XP

## Entrance Porch

Door to side, radiator, door to downstairs w/c.

## Cloakroom

Double glazed window to front, radiator, wash hand basin, w/c.

## Dining Room

15' 3" into recess x 11' 8" max (4.65m into recess x 3.56m max)

Double glazed window to front, radiator, under stair storage cupboard, door to lounge and stairs to first floor.



### **Lounge**

18' 6" x 9' 4" (5.64m x 2.84m)

Double glazed window to rear, radiator with double glazed doors to sun room.

### **Sun Room**

17' 6" x 7' 9" (5.33m x 2.36m)

Door to rear garden, radiator and double glazed windows to side and rear.

### **Landing**

Radiator and loft hatch.

### **Kitchen**

16' 7" x 7' 8" (5.05m x 2.34m)

Double glazed window to front, a range of wall and base units, worktops, sink and drainer, integrated double oven, electric hob, extractor fan, radiator, space for tall standing fridge/freezer, washing machine and tumble dryer.

### **Bedroom 1**

12' 5" x 8' 2" (3.78m x 2.49m)

Double glazed window to the rear and radiator.

### **Bedroom 2**

10' 11" x 9' 7" + door recess (3.33m x 2.92m + door recess)

Double glazed window to the rear and radiator.

### **Bedroom 3**

8' 11" x 8' 9" (2.72m x 2.67m)

Double glazed window to front and radiator.

### **Bathroom**

Double glazed window to the front, airing cupboard, wash hand basin/ vanity unit, w/c, heated towel radiator, bath with rainfall shower over.

## Front Garden

Low maintenance graveled area, driveway for 1 car and pathway to front door, gate access to rear garden.







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Property Ref: YOV313689 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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