

for sale

offers over **£190,000**



St Johns Road Yeovil BA21 5QQ

Beautifully presented three bedroom family home which is located in a popular part of the town. With a modern kitchen, bathroom, two reception rooms, conservatory and enclosed rear garden. A MUST VIEW!

St Johns Road Yeovil BA21 5QQ

Entrance Hall

Entrance hall with double glazed door giving access to the front of the property. Doors leading to the kitchen and lounge, with stairs leading to the first floor and a radiator.

Lounge

14' x 12' 1" into chimney recess (4.27m x 3.68m into chimney recess)

The lounge is accessed through a doorway from the hall and offers a comfortable, welcoming space ideal for relaxation or entertaining. It features a distinctive fireplace that serves as a focal point of the room, complemented by a radiator providing efficient heating. A double-glazed window to the front allows plenty of natural light to fill the space while offering views of the exterior. An open archway leads seamlessly into the dining room, creating a natural flow between the two areas and enhancing the sense of openness.

Dining Room

9' 1" x 8' 8" (2.77m x 2.64m)

The dining room is accessed from the lounge through an open archway. It features a radiator providing warmth and comfort, making it suitable for use throughout the year. Double doors open directly onto the rear garden, allowing natural light to brighten the room and offering an easy connection to outdoor dining or entertaining areas.



Kitchen

11' 6" x 9' 10" (3.51m x 3.00m)

The kitchen is well-equipped with a range of fitted wall and base units providing ample storage and workspace. It includes an integrated fridge freezer and dishwasher for convenience, along with an eye-level double oven and an electric hob for practical cooking. A sink with drainer is positioned for ease of use, complementing the functional layout. A door leads through to the utility room offering additional space for household tasks and access to the exterior.

Utility Room

6' 2" x 5' 4" (1.88m x 1.63m)

The utility area provides a practical and functional space, featuring designated areas for a washing machine and tumble dryer. A double-glazed door to the conservatory, There is also a door leading to the cloakroom.

Conservatory

13' 7" 7 x 7' 9" (4.14m 7 x 2.36m)

The conservatory offers a bright and airy space, ideal for relaxing or enjoying views of the garden. It features UPVC sliding patio doors that open directly onto the outdoor area.

Landing

The landing is reached by stairs leading up from the downstairs hallway. It includes an airing cupboard providing useful storage space and has loft access via a ceiling hatch.

Bedroom One

12' 4" x 8' 10" (3.76m x 2.69m)

Bedroom One features a built-in storage cupboard with a hanging rail, providing convenient wardrobe space. A radiator ensures warmth and comfort, while a double-glazed window to the rear allows natural light to fill the room.

Bedroom Two

10' 11" x 10' 6" into recess (3.33m x 3.20m into recess)

Bedroom Two features a double-glazed window to the front, allowing natural light. It includes a built-in storage cupboard with a hanging rail, providing practical and convenient storage.

Bedroom Three

9' 9" x 8' Max (2.97m x 2.44m Max)

Bedroom Three includes a double-glazed window to the rear, providing natural light and views of the garden or surrounding area. A radiator offers warmth and comfort, while the stair bulk creates a distinctive feature that can be incorporated into the room's layout or used for additional storage options.

Bathroom

The bathroom is fitted with two double-glazed windows to the rear, allowing plenty of natural light while maintaining privacy. It features a heated towel rail for comfort, along with a modern wash hand basin, WC, and vanity unit providing useful storage. The bath includes a rain shower over.

Outside

Rear Garden

The garden offers a versatile outdoor space featuring a patio area ideal for seating or outdoor dining. Steps lead up to a lawned area. A shed offers useful storage, while a brick outhouse adds additional practicality and storage space to the garden.

Garage

Up and over door. The garage is located at the rear of the property.







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

To view this property please contact Connells on

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOV313961 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/YOV313961

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk