





Property Description

This well presented three bedroom family home is located in the sought after Abbey Manor Park! This beautiful home offers comfortable family living, a kitchen/diner, enclosed rear garden, family bathroom, three bedrooms and garage and driveway! The PERFECT first time buy or family home! Call today to arrange your viewing!

Entrance Hall

An entrance hall featuring a front-facing door that provides direct access to the property. The space includes a wall-mounted radiator.

Cloakroom

A conveniently located downstairs cloakroom featuring a double-glazed window to the front, allowing natural light to brighten the space. Fitted with a W/C and a wash hand basin. A wall-mounted radiator provides warmth and comfort, while the compact layout offers practicality.

Lounge

15' 6" x 11' 7" (4.72m x 3.53m)

A lounge featuring an elegant electric feature fireplace that creates a warm and relaxing focal point. The room benefits from a double-glazed patio door leading directly to the rear garden, allowing plenty of natural light to fill the space and offering seamless indoor-outdoor living.

Kitchen / Diner

14' 2" x 8' 5" (4.32m x 2.57m)

A kitchen and dining area featuring a double-glazed window to the front that provides plenty of natural light. Fitted with a range of matching wall-mounted and base units offering ample storage and workspace. The kitchen includes a stainless steel sink and drainer, integrated oven with extractor fan and cooker hood, and a radiator for added comfort. There is a convenient cupboard housing the boiler, along with designated spaces for a low-level fridge and washing machine.

Landing

The landing offers practical features including an airing cupboard providing useful storage space, with a radiator in situ to keep the area warm. There is also loft access via a ceiling hatch, offering additional storage potential.

Bedroom One

12' 3" x 9' 7" + door recess (3.73m x 2.92m + door recess)

A bright and spacious primary bedroom featuring two double-glazed windows to the front, allowing plenty of natural light to fill the room. The space includes a radiator for warmth and comfort, along with a double built-in wardrobe providing generous storage.

Bedroom Two

9' 6" x 8' 11" (2.90m x 2.72m)

A comfortable second bedroom featuring a double-glazed window to the rear, offering views to the rear and natural light. The room includes a radiator for warmth and is well-suited for use as a guest room, child's bedroom, or home office.

Bedroom Three

9' 6" x 6' 2" (2.90m x 1.88m)

A well-proportioned third bedroom featuring a double-glazed window to the rear, allowing natural light to brighten the space. The room includes a radiator for added comfort and warmth.

Bathroom

A bathroom featuring a built-in mirrored vanity unit fitted with a W/C and wash hand basin, providing practical storage. The suite includes a bath with shower over and an extractor fan ensures good ventilation, while part tiling adds a clean and contemporary finish to the space.

Outside

Rear Garden

A fully fence-enclosed rear garden offering privacy and security. The space features a paved patio area, ideal for outdoor seating or dining, with steps leading up to a well-maintained lawn area. An outhouse is situated at the rear of the property, currently being used as a home gym, providing additional versatile space for a variety of uses.

Garage & Parking

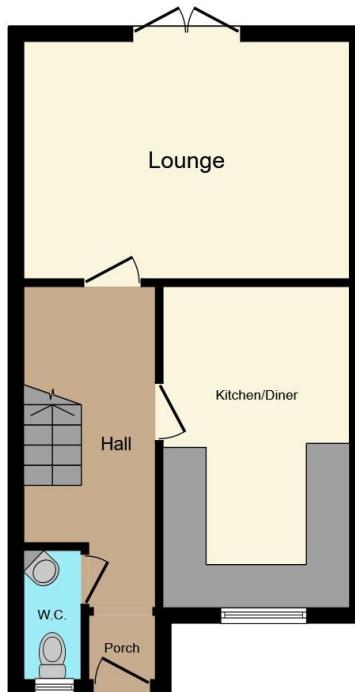
17' x 8' 10" (5.18m x 2.69m)

The property benefits from a garage that is part boarded, providing useful additional storage space. There is also one allocated parking space, offering convenient parking.

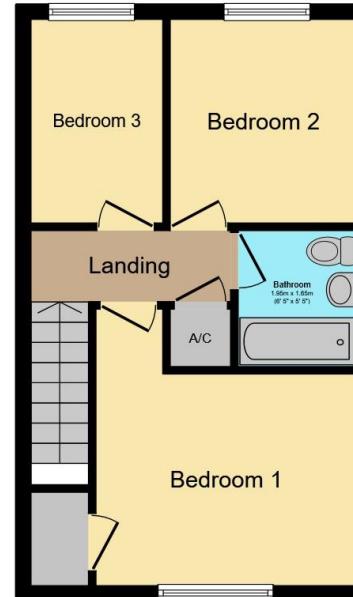








Ground Floor



First Floor

Total floor area 72.9 m² (784 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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

1-3 Princes Street
 YEOVIL BA20 1EW

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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