



Connells

West Brook  
Yeovil





### 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.



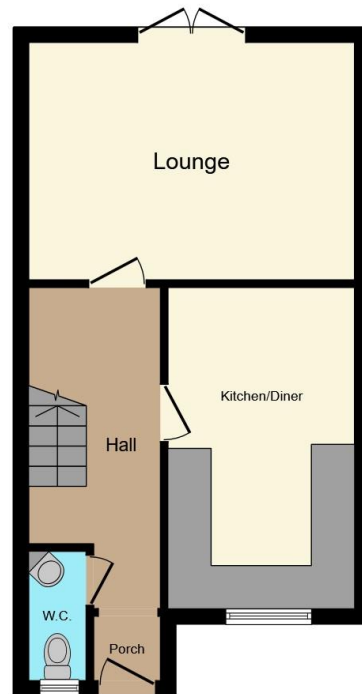




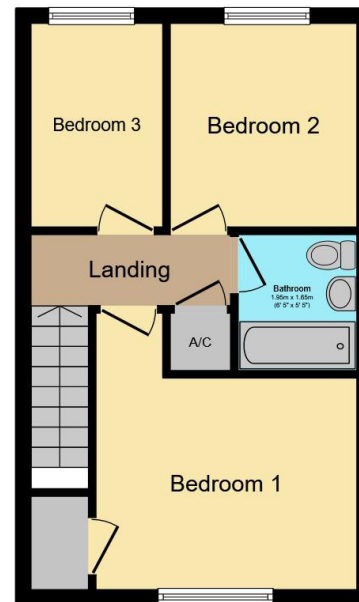








**Ground Floor**



**First Floor**

Total floor area 72.9 m<sup>2</sup> (784 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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