

for sale

£235,000



## Sparkford Road Sparkford Yeovil BA22 7FA

This well presented two bedroom semi detached home is located within the desirable village of Sparkford, within good access of the A303, this is the perfect first home or investment and benefits from off road parking and an enclosed rear garden. Call now!

# Sparkford Road Sparkford Yeovil BA22 7FA

## Cloakroom

Wc, wash hand basin, radiator and part tiling.

## Lounge

14' 3" x 14' 3" Max (4.34m x 4.34m Max)

Double glazed window to the rear, double glazed door to the rear garden, radiator and a storage cupboard.



### **Kitchen**

12' 8" x 5' 10" (3.86m x 1.78m)

Fitted kitchen with a range of wall and base units, radiator, double glazed window to the front, space for a washing machine and fridge/freezer, electric oven and hob and part tiling.

### **Bedroom 1**

14' 3" x 8' 6" + Wardrobe (4.34m x 2.59m + Wardrobe)

2 x double glazed windows to the rear, radiator and built in wardrobes.

### **Bedroom 2**

11' + Wardrobes x 12' 4" Max (3.35m + Wardrobes x 3.76m Max)

2 x double glazed windows to the front, radiator, airing cupboard, further storage cupboard.

### **Bathroom**

Bath with shower over, radiator, wc, wash hand basin and part tiling,

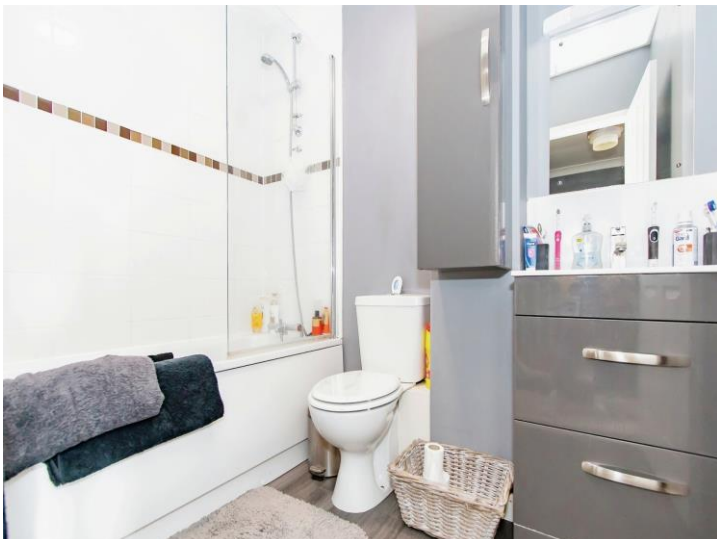
## Outside

### Front Garden

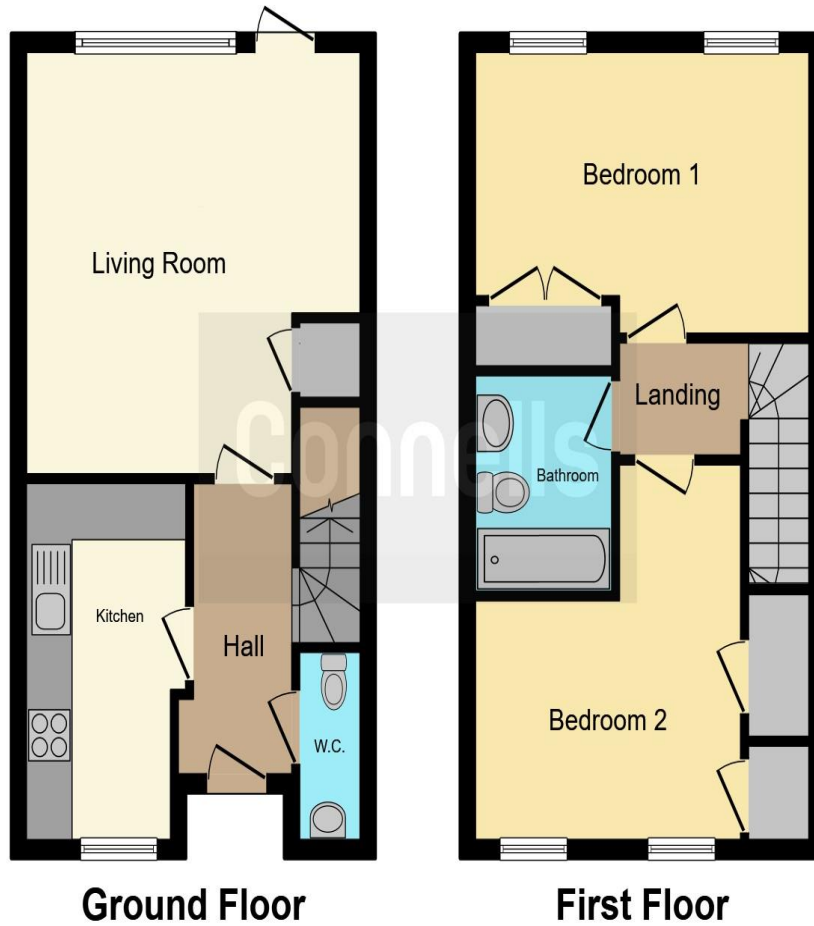
Driveway to the side and an allocated parking space.

### Rear Garden

Fenced rear garden with a patio, lawn, air source heat pump and a shed







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Property Ref: YOY312970 - 0004

**Tenure:** Freehold

**EPC Rating:** C

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