

for sale

offers over **£240,000**



Birchfield Road Yeovil BA21 5RW

NO CHAIN! This well presented three bedroom family home is located in a popular part of the town which is within close proximity of schools and amenities. Having been updated by the current vendor, this home has a beautiful rear garden and comes with an ample driveway and garage.

CALL NOW.

Birchfield Road Yeovil BA21 5RW

Entrance Hall

Double glazed door to the side and radiator.

Living Room

16' 2" into bay x 11' 8" (4.93m into bay x 3.56m)

Double glazed bay window to the front, x2 wall lights and radiator.



Kitchen

12' 5" x 10' 8" (3.78m x 3.25m)

Fitted kitchen with a range of wall and base units, space for an electric oven and a stainless steel sink/drainer. There are three cupboards in total, one under the stairs, one which is housing the new Worcester Bosch boiler and a further corner cupboard which makes a great place for a larder or to put a range of appliances such as your fridge/freezer. There are double glazed window to the rear, radiator, space for a washing machine and fridge freezer and double glazed window leading to the rear garden.

Shower Room

Double glazed window to the rear, radiator, wc, wash hand basin and shower cubicle.

Landing

Loft access.

Bedroom 1

15' 1" max x 9' 6" max (4.60m max x 2.90m max)

Double glazed window to the front, radiator and triple wardrobes.

Bedroom 2

13' 3" max x 7' 11" (4.04m max x 2.41m)

Double glazed window to the side and rear, radiator and built in wardrobes.

Bedroom 3

8' 8" x 7' 11" (2.64m x 2.41m)

Double glazed window to the rear and radiator.

Outside

Front Garden

Driveway for multiple vehicles leading to the garage and a lawn area enclosed by hedging.

Rear Garden

Enclosed by fencing and hedges with patio, lawn, shingle area, various plants, shed and a greenhouse.

Garage

Electric roller door with light and power.







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

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Property Ref: YOY313255 - 0004

Tenure: Freehold

EPC Rating: C

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