

for sale

offers over **£325,000** Freehold



Oakleigh YEOVIL BA20 2SR

Superb family home (popular area) offering much in terms of size and space in cul de sac location. With open plan kitchen/dining area, generous lounge leading to enclosed private garden with feature outdoor kitchen area. Parking to front and side along with garage makes this a must see. Call Now.



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Property Details

Entrance Porch

Double glazed door to the front. Internal door to;

Entrance Hall

Double glazed door to the front. Open plan into kitchen / dining area.

Cloakroom

WC, wash hand basin, double glazed window to the side and radiator.

Lounge

18' 9" x 12' 3" (5.71m x 3.73m)

Double glazed window to the rear, double glazed french doors to the rear, gas fireplace and under stairs cupboard.

Dining Area

10' 1" x 8' 6" (3.07m x 2.59m)

Double glazed window to the front, laminate flooring and inset spotlights.

Kitchen Area

10' 8" x 6' 6" (3.25m x 1.98m)

Fitted kitchen with a range of wall and base units, double glazed window to the rear, 1 1/2 asterite sink/drainers, work surfaces, inset spotlights, integrated washing machine and dishwasher, integrated fridge/freezer, central heating boiler, double oven, electric hob, wine fridge and breakfast bar.

Landing

Double glazed window to the side, airing cupboard and loft access.

Bedroom 1

11' 9" x 10' (3.58m x 3.05m)

Double glazed window to the front and radiator.

En Suite

6' 7" x 2' 7" (2.01m x 0.79m)

Double glazed window to the side, shower cubicle, vanity wash hand basin, extractor fan, WC, shaver point and part tiling.

Bedroom 2

10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed window to the rear and radiator. Currently open to bedroom 3 providing a lounge/dressing area).

Bedroom 3

9' 6" x 8' 6" (2.90m x 2.59m)

Double glazed window to the rear and radiator. (Currently open plan to bedroom 2).

Bedroom 4

9' 9" x 6' 7" (2.97m x 2.01m)

Double glazed window to the front and radiator.

Bathroom

Double glazed window to the side, radiator, bath with mixer taps, wash hand basin, WC and part tiling.



Outside

Garden

Patio area out from lounge, area of lawn with shingle borders, gated at the side, external lighting, pickett fence dividing the rear area of garden, gazebo with hot tub, access to the garage via rear door, and feature cast concrete outdoor kitchen perfect for garden entertaining.

Garage

Up & over door, power, light and door to the garden.

Agents Note

The vendor has stated that they are happy to reinstate the wall between bedroom 2 and 3 should the buyers request for this.



To view this property please contact Connells on

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1-3 Princes Street
YEOVIL BA20 1EW

Tenure: Freehold

EPC Rating: D

Property Ref: YOY310905 - 0006

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.