



**Allingham Road, YEOVIL, BA21 4SA**



**welcome to**

**Allingham Road, YEOVIL**

A two bedroom semi detached family home, offered for sale with no onward chain, situated within a popular residential area of Yeovil and within close proximity to many local amenities. The accommodation is presented in excellent decorative order throughout & boasts a wealth of space & natural light.



### Entrance

Double glazed door to the front, opening into:

### Entrance Porch

Double glazed windows to either side. Double glazed door opening into:

### Entrance Hall

Stairs rising to the first floor. Door opening into:

### Lounge

15' 6" x 12' 2" ( 4.72m x 3.71m )

A lovely light and spacious room with double glazed window to the front. Feature fireplace. Bespoke shelving and cabinets inset to the alcoves. Aerial point. USB charging sockets. Data points. Radiator. Opening into:

### Dining Room

15' 6" x 7' 7" ( 4.72m x 2.31m )

Space for dining table and chairs. Data points. Radiator. Door opening into the utility room and downstairs cloakroom.

### Downstairs Cloakroom

Double glazed window to the side. Suite comprising wash hand basin with tiled splashback and WC. Radiator. Understairs storage cupboard.

### Fitted Kitchen

10' 8" x 10' 6" ( 3.25m x 3.20m )

Double glazed window to the rear. Double glazed French doors to the side opening to the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap Integrated electric hob with cooker hood over. Integrated eye level double oven. Plumbing for dishwasher. Space for fridge/freezer. Breakfast bar. USB charging sockets. Data points. Radiator.

### Utility Room

10' 8" x 5' 2" ( 3.25m x 1.57m )

Double glazed door to the rear opening to the garden. A range of fitted wall units with work surface. Single bowl stainless steel sink and drainer. Plumbing for washing machine and tumble dryer. Wall mounted central heating boiler.

### First Floor Landing

Double glazed window to the side. Access to the loft space which is fully boarded with lighting (controlled from the landing).

### Bedroom One

18' 2" x 9' 2" ( 5.54m x 2.79m )

Two double glazed windows to the front. A range of free standing wardrobes with fully fitted drawers and shelving. A further overstairs cupboard. USB charging sockets. Radiator.

### Bedroom Two

10' 7" x 9' 2" ( 3.23m x 2.79m )

Double glazed window to the rear overlooking the garden. Data points. Radiator.

### Bathroom

Double glazed window to the rear. Suite comprising enclosed P shape bath with mixer tap, shower attachment and electric shower over. Wash hand basin. Enclosed WC. Tiled floor. Radiator.

### Front Garden

Access via a shingle driveway providing ample off road parking. Secure gated access to the rear garden, office/studio and additional parking.

### Rear Garden

A good size fully enclosed rear garden with a paved patio area abutting the property, providing sufficient seating/entertaining area to enjoy the summer sunshine. Steps then lead up to the lawn area with a variety of decorative plant and tree borders. Brick built garden shed adjacent to the back door and a further metal shed situated next to the office/studio. Outside power points and light.

### Home Office/ Studio

19' x 17' 3" ( 5.79m x 5.26m )

Door to the front. Two windows to the side. The office is fully insulated, has power, lighting, heating and network connectivity. The roof was replaced in Spring 2023.

### Agents Note

Under the terms of the estate agents act 1979 (section 21) please note that the vendor of this property is an employee of the Connells group.



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.localagent.com](http://www.localagent.com)



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## Allingham Road, YEOVIL

- Semi Detached Family Home
- Two Double Bedrooms
- Ample Driveway Parking
- Good Size Enclosed Gardens
- Council Tax Band - D

Tenure: Freehold EPC Rating: D

guide price

**£265,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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