



**Merevale Way, Yeovil, BA21 3UN**

**welcome to**

**Merevale Way, Yeovil**

A four bedroom family home, designed over three floors, situated with the desirable Abbey Manor Development. Offered with no onward chain, the accommodation is presented in excellent decorative order throughout and boasting a wealth of natural light.





### Entrance

Double glazed door to the front, opening into:

### Entrance Porch

Radiator. Double doors opening into:

### Entrance Hall

Stairs rising to the first floor. Radiator.

### Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback and WC. Extractor fan. Radiator.

### Kitchen/ Diner

29' 8" x 7' 7" ( 9.04m x 2.31m )

A lovely size and light family area with double glazed bay window to the front and a further double glazed window to the rear. Double glazed French doors to the rear, opening to the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half standing range style cooker with cooker hood over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Breakfast bar. Understairs storage/pantry cupboard, Space for dining table and chairs. Aerial point. Radiator. Door opening to the garage.

### First Floor Landing

Stairs rising to the second floor. Radiator.

### Lounge

14' 4" x 10' 4" ( 4.37m x 3.15m )

Double glazed bay window and additional window to the front. Contemporary wall mounted electric fire. Aerial point. Two radiators.

### Bedroom One

12' 4" x 9' 5" ( 3.76m x 2.87m )

Two double glazed windows to the rear overlooking the garden. A range of built in wardrobes. Two radiators. Door opening into:

### En Suite

Suite comprising enclosed shower cubicle, wash hand basin and WC. Extractor fan and shaver point. Radiator.

### Second Floor Landing

Access to the loft space. Airing cupboard housing hot water tank and shelving.

### Bedroom Two

14' 8" x 10' ( 4.47m x 3.05m )

Two double glazed windows to the rear overlooking the rear garden. A range of built in wardrobes. Aerial point. Two radiators.

### Bedroom Three

10' 4" x 7' 2" ( 3.15m x 2.18m )

Double glazed window to the front. Radiator.

### Bedroom Four

10' 4" x 6' 11" ( 3.15m x 2.11m )

Double glazed window to the front. Radiator.

### Family Bathroom

Double glazed window to the side. Suite comprising enclosed bath with mixer tap and shower over. Wash hand basin. WC. Radiator.

### Garage

18' 3" x 8' 11" ( 5.56m x 2.72m )

Up and over door to the front. Power and light. Plumbing for washing machine and dishwasher. Door opening into the dining area.

### Rear Garden

A lovely enclosed landscaped garden, laid part to artificial lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. Ornamental pond with decorative plant and shrub borders. Outside light and tap. Gated rear access.



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



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## Merevale Way, Yeovil

- Spacious Townhouse
- Four Bedrooms with En Suite to Master
- Garage & Driveway Parking
- Lovely Enclosed Landscaped Gardens
- Council Tax Band - D

Tenure: Freehold EPC Rating: D

# £325,000



Please note the marker reflects the postcode not the actual property

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