





# welcome to

# **Larkspur Crescent, YEOVIL**

A three bedroom 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 well presented throughout offering a wealth of space and natural light.













#### **Entrance**

Door opening to an outside store. Double glazed door to the side opening into:

#### **Entrance Porch**

Storage cupboard. Door opening into the lounge and downstairs cloakroom.

#### **Downstairs Cloakroom**

Double glazed window to the front. Suite comprising wash hand basin with tiled splashback and WC.

### Lounge

27' 1" max x 15' 8" max ( 8.26m max x 4.78m max ) A lovely good size light room with double glazed window to the front and double glazed patio doors to the rear opening to the garden. Stairs rising to the first floor and understairs storage cupboard. Serving hatch into the kitchen. Aerial point. Radiator.

#### Kitchen

10' 2" x 8' 2" ( 3.10m x 2.49m )

Double glazed window to the rear overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for washing machine. Space for fridge/freezer and tumble dryer or dishwasher (plumbing required).

## **First Floor Landing**

Two storage cupboards. Access to the loft space.

#### **Bedroom One**

15' 7"  $\max x$  10'  $\max (4.75m \max x 3.05m \max)$  Double glazed window to the rear overlooking the garden. Radiator.

### **Bedroom Two**

11' 5"  $\max x$  10'  $\max (3.48m \max x 3.05m \max)$ Double glazed window to the front. Radiator.

### **Bedroom Three**

7' 9" x 7' 8" ( 2.36m x 2.34m ) Double glazed window to the front. Radiator.

#### **Bathroom**

Double glazed window to the rear. Suite comprising enclosed bath with electric shower over. Wash hand basin. WC. Airing cupboard. Towel radiator.

#### Front Garden

Access via a hardstanding path leading to the front entrance with the garden laid to shingle.

#### **Rear Garden**

A fully enclosed rear garden laid mainly to lawn with a paved patio area abutting the property and a raised decking area, providing an ideal seating area to enjoy the summer sunshine. Garden shed.



**Ground Floor** 

**First Floor** 

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





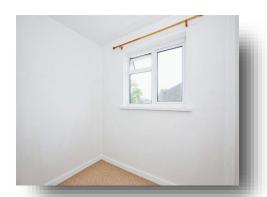
## welcome to

# **Larkspur Crescent, YEOVIL**

- Terrace Family Home
- Three Bedrooms
- Well Presented Accommodation
- Enclosed Gardens
- Council Tax Band B

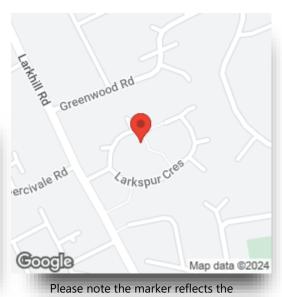
Tenure: Freehold EPC Rating: C

£230,000









postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO107709



Property Ref: YEO107709 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.