



**Larkspur Crescent, YEOVIL, BA21 3HL**

**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.



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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## Larkspur Crescent, YEOVIL

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

Tenure: Freehold EPC Rating: C

**£230,000**



Please note the marker reflects the postcode not the actual property

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