



Peregrine Close, Brympton, Yeovil, BA22 8FD

welcome to

Peregrine Close, Brympton, Yeovil

A modern three bedroom detached family home, situated in the desirable Brympton Development and within close proximity to many local amenities. The accommodation is presented in excellent decorative order throughout and boasts a wealth of space and natural light.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor. Radiator.

Lounge

18' 4" x 10' 4" (5.59m x 3.15m)

A lovely light and spacious room with double glazed window to the front and double glazed French doors to the side opening to the garden. Aerial point. Two radiators.

Kitchen/ Diner

18' 4" x 9' 1" (5.59m x 2.77m)

Double glazed windows to the front and side. 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. Integrated electric hob with cooker hood over and electric oven below. Space for fridge/freezer. Space for dining table and chairs. Storage cupboard. Tiled floor. Radiator. Door opening into:

Utility

6' 2" x 5' 5" (1.88m x 1.65m)

Double glazed door to the rear. Plumbing for washing machine. Wall mounted combi boiler. Tiled flooring. Door opening into:

Downstairs Cloakroom

Suite comprising wash hand basin inset to vanity unit and WC. Tiled floor. Extractor fan.

First Floor Landing

Airing cupboard. Access to the loft space.

Bedroom One

18' 4" x 10' 4" (5.59m x 3.15m)

Double glazed windows to the front and side. Space for fitted wardrobes. Aerial point. Radiator. Door opening into:

En Suite

Double glazed window to the front. Suite comprising enclosed shower cubicle, wash hand basin inset to vanity units and WC. Towel radiator.

Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)

Double glazed windows to the front and side. Radiator.

Bedroom Three

9' x 7' 7" (2.74m x 2.31m)

Double glazed window to the side. Radiator.

Bathroom

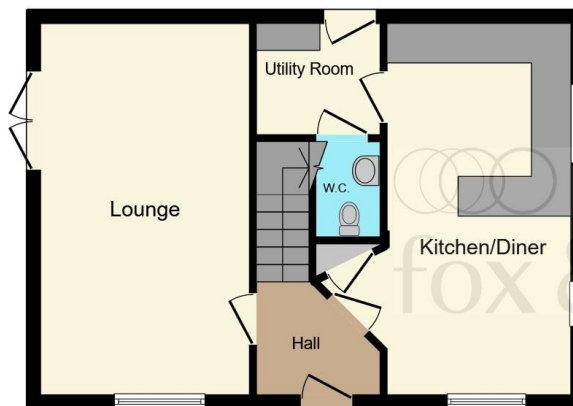
Double glazed window to the front. Suite comprising enclosed bath with mixer tap and shower attachment. Wash hand basin inset to vanity unit. WC. Towel radiator.

Garage

Up and over door to the front.

Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property and providing an ideal seating/entertaining area to enjoy the summer sunshine. A paved path continues to the foot of the garden with gated access to the garage and parking.



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



view this property online fox-and-sons.co.uk/Property/YEO107830



welcome to

Peregrine Close, Brympton, Yeovil

- Detached Family Home
- Three Bedrooms with En Suite to Master
- Spacious & Light Accommodation
- Garage & Parking
- Enclosed Gardens

Tenure: Freehold EPC Rating: B

£330,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO107830



Property Ref:
YEO107830 - 0003

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.


fox & sons



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk