



Preston Grove, Yeovil, BA20 2DA

welcome to

Preston Grove, Yeovil

A three bedroom family home, situated in a sought after part of Yeovil and within close proximity to many local amenities. The accommodation is presented in excellent decorative order throughout boasting 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

11' 6" x 10' 1" (3.51m x 3.07m)

Double glazed window to the front. Feature cast iron fireplace. Aerial point. Radiator. Opening into:

Dining Room

13' 2" x 11' 5" (4.01m x 3.48m)

Double glazed window to the rear. Space for dining table and chairs. Understairs storage cupboard. Radiator. Door opening into:

Kitchen

12' 9" x 8' 8" (3.89m x 2.64m)

Double glazed windows to the rear and side. Double glazed door 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 sink and drainer with mixer tap. Space for free standing cooker. Plumbing for washing machine. Space for fridge/freezer. Wall mounted central heating boiler. Radiator.

First Floor Landing

Access to the loft space. Radiator.

Bedroom One

15' 7" x 10' 3" (4.75m x 3.12m)

Double glazed bay window to the front. Space for free standing furniture. Radiator.

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Double glazed window to the rear. Space for free standing furniture. Radiator.

Bedroom Three

8' 4" x 6' 5" (2.54m x 1.96m)

Double glazed window to the rear. Radiator.

Bathroom

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

Rear Garden

A good size fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property providing an ideal seating area and access to an outside store.



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



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welcome to

Preston Grove, Yeovil

- Family Home
- Three Bedrooms
- Two Reception Rooms
- Well Presented Accommodation Throughout
- Good Size Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108024 - 0004

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