



Grove Avenue, Yeovil, BA20 2BB

welcome to

Grove Avenue, Yeovil

An executive five/six bedroom detached family home, offered for sale with no onward chain, situated within a delightful area of Yeovil & close to many local amenities. The accommodation offers a wealth of space & natural light throughout & externally boasting ample off road parking & double garage.



Entrance

Double glazed door to the front, opening into:

Entrance Porch

Storage cupboard. Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor with understairs storage cupboard. Tiled Flooring. Radiator.

Lounge

14' x 13' 2" (4.27m x 4.01m)

Double glazed bay window to the front. Feature fireplace. Aerial point. Radiator.

Dining Room

13' 7" x 11' 4" (4.14m x 3.45m)

Double glazed window to the side. Space for dining table and chairs. Storage cupboard. Inset spotlights to the ceiling. Tiled floor. Radiator. Double doors to the rear opening into the kitchen. Opening into:

Family Room

13' 8" x 11' 4" (4.17m x 3.45m)

A great additional room which could be used for a home office/playroom. Double glazed French doors opening into the utility room. Window to the rear. Feature fireplace with wood burner inset. Radiator.

Fitted Kitchen

12' 6" x 11' 2" (3.81m x 3.40m)

Double glazed window to the side. A range of fitted wall, base and drawer units with wooden work surface over, complementary tiled surround and under unit lighting. One and a half bowl sink and drainer with mixer tap. Integrated electric hob with cooker hood over. Integrated eye level double oven. Plumbing for dishwasher. Under counter fridge. Inset spotlights to the ceiling. Radiator. Door to the side opening to the utility room. Opening into:

Conservatory

10' 10" x 10' 7" (3.30m x 3.23m)

Double glazed windows to the rear and side. Double glazed French doors to the side opening to the rear garden. Aerial point. Two radiators.



view this property online fox-and-sons.co.uk/Property/YEO108055



Utility Room

11' 2" x 8' 6" (3.40m x 2.59m)

Double glazed window to the rear. Double glazed door to the rear opening to the garden. A range of base units with work surface over. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Radiator.

Shower Room

Double glazed window to the side. Suite comprising walk in shower, wash hand basin and WC. Fully tiled. Extractor fan. Towel radiator.

First Floor Landing

Double glazed window to the side. Stairs rising to the second floor. Radiator.

Bedroom Two

13' 3" x 11' 3" (4.04m x 3.43m)

Restricted head height. Double glazed window to the rear. Built in cupboard. Space for free standing furniture. En suite comprising enclosed bath, wash hand basin and WC. Radiator.

Bedroom Three

14' x 13' 1" (4.27m x 3.99m)

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

Bedroom Four

13' 7" x 11' 1" (4.14m x 3.38m)

Double glazed window to the rear overlooking to the garden. Feature cast iron fireplace. Space for free standing furniture. Radiator.

Bedroom Five

13' 6" x 7' 4" (4.11m x 2.24m)

Double glazed window to the side. Radiator.

Bathroom

Double glazed window to the front. Suite comprising enclosed bath with mixer tap and shower over, wash hand basin inset to vanity unit and WC. Radiator.

Second Floor Landing

Door opening into:

Bedroom One

13' 9" x 12' 4" (4.19m x 3.76m)

Double glazed window to the side. Sky light windows. Space for free standing furniture. Radiator. En suite comprising enclosed bath with mixer tap and shower attachment, twin wash hand basins inset to vanity unit, WC, shaver point and towel radiator. Door opening into bedroom six/dressing room.

Bedroom Six/ Dressing Room

13' 4" x 5' 10" (4.06m x 1.78m)

Restricted head height. Double glazed window to the front. Radiator.

Double Garage

30' 5" x 19' 1" (9.27m x 5.82m)

Up and over door to the front. . Door to the side. Power and light.

Front Garden

Access via a tarmac driveway providing ample off road parking. Double wooden gates opening to additional secure parking ideal for a number of cars or motor home, double garage and rear garden.

Rear Garden

A good size enclosed rear garden, laid mainly to shingle with a raised decking area abutting the property providing an ideal seating area to enjoy the summer sunshine. Summerhouse with double doors to the front, ideal workshop or home office.

Agent Note

There are solar panels on the roof of this property which are owned outright by the current owners.

welcome to

Grove Avenue, Yeovil

- Executive Detached Family Home Designed Over Three Floors
- Five/Six Bedrooms
- Spacious & Versatile Accommodation
- Double Garage & Ample Driveway Parking
- Enclosed Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£410,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108055



Property Ref:
YEO108055 - 0004

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 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.


fox & sons



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk