



**Great Mead, YEOVIL, BA21 5BP**

**welcome to**

## **Great Mead, YEOVIL**

A semi detached family home, situated within the sought after Wyndham Park Development and close 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

Radiator. Door opening into:

### Downstairs Cloakroom

Suite comprising wash hand basin and WC. Radiator.

### Lounge

15' 11" max x 11' 5" ( 4.85m max x 3.48m )

Double glazed window to the front. Aerial point.  
Radiator.

### Inner Hall

Stairs rising to the first floor. Radiator. Door opening into:

### Kitchen

15' x 13' 8" ( 4.57m x 4.17m )

Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over. Single bowl stainless steel sink and drainer with mixer tap. Integrated four ring gas hob with cooker hood over and stainless steel splashback. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for dining table and chairs. Radiator. Double glazed French doors to the rear opening to the garden.

### First Floor Landing

Storage cupboard. Access to the loft space.

### Bedroom One

10' 4" x 9' 11" ( 3.15m x 3.02m )

Double glazed window to the rear overlooking the garden and far reaching countryside. Space for free standing furniture. Radiator. Door opening into:

### En Suite

Double glazed window to the side. Suite comprising enclosed shower cubicle, wash hand basin and WC. Shaver point. Extractor fan. Towel radiator.

### Bedroom Two

12' 9" x 7' 9" ( 3.89m x 2.36m )

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

### Bedroom Three

8' 6" x 6' 11" ( 2.59m x 2.11m )

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

### Bathroom

Double glazed window to the side. Suite comprising enclosed bath with mixer tap, wash hand basin and WC. Shaver point. Towel radiator.

### Driveway Parking

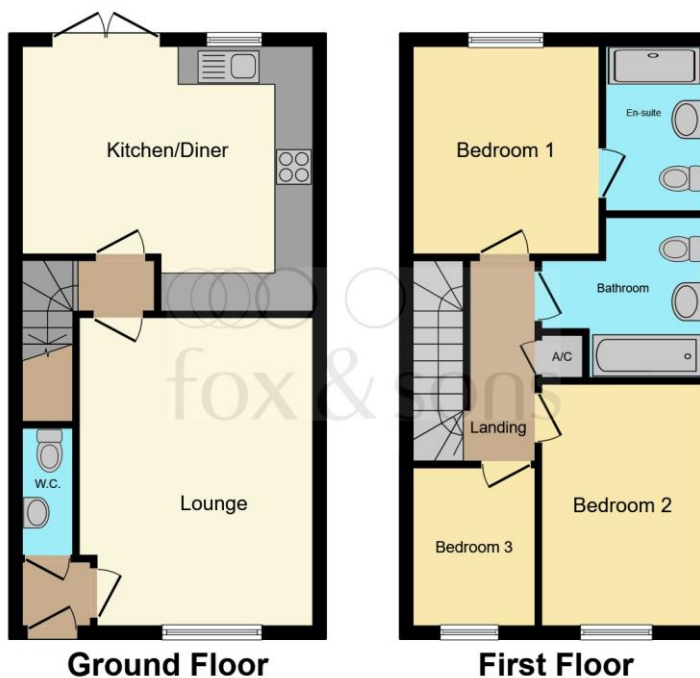
The driveway is to the side of the property and provides two spaces.

### Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. Gated side access leading to the driveway. Outside tap and light.

### Agent Note

There is a Meadfleet management fee of approx £56 every six months.



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)



**view this property online** [fox-and-sons.co.uk/Property/YEO108138](http://fox-and-sons.co.uk/Property/YEO108138)



welcome to

## Great Mead, YEOVIL

- Semi Detached Family Home
- Three Bedrooms with En Suite to Master
- Fitted Kitchen/ Diner
- Driveway Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

**£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/YEO108138](https://fox-and-sons.co.uk/Property/YEO108138)



Property Ref:  
YEO108138 - 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](mailto:Yeovil@fox-and-sons.co.uk)



14 Princes Street, YEOVIL, Somerset, BA20 1EW



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**