



**Larkhill Road, YEOVIL, BA21 3HE**



**welcome to**

**Larkhill Road, YEOVIL**

A charming two bedroom end of terrace home, situated on the west side of Yeovil 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/ Dining Room

22' 4" x 10' 3" max ( 6.81m x 3.12m max )

A lovely light and spacious room with double glazed windows to the front and rear. Feature fireplace with log burner inset. Aerial point. Space for dining table and chairs. Original wooden flooring. Two radiators.

### Fitted Kitchen

12' 3" x 5' 8" ( 3.73m x 1.73m )

Double glazed door to the rear opening to the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric oven below. Plumbing for washing machine. Space for fridge. Serving hatch through to the lounge. Tiled floor. Radiator.

### First Floor Landing

Access to the loft space.

### Bedroom One

14' 1" x 11' 2" ( 4.29m x 3.40m )

Two double glazed windows to the front. Built in overstairs cupboard. Space for free standing furniture. Radiator.

### Bedroom Two

11' 9" x 9' 4" ( 3.58m x 2.84m )

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

### Bathroom

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

### Rear Garden

An extensive rear garden with a good size shingle patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. There is also an ornamental pond, variety of decorative hedge and shrub borders, summerhouse/pub and timber store. A picket gate then opens to a lawn area with further hedge and shrub borders. Another gate then opens to the final section with greenhouse.

### Brick Built Store

The store is attached to the rear of the property with door to the side and WC.

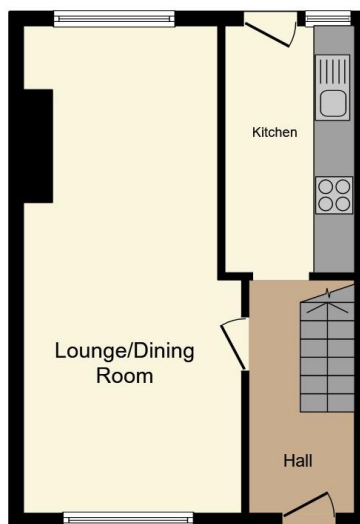
### Outbuilding Workshop/ Bar

15' 4" x 7' 8" ( 4.67m x 2.34m )

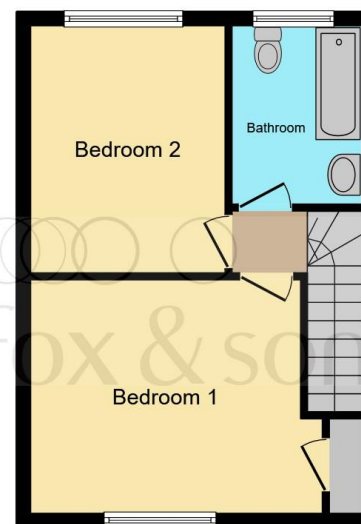
Double doors to the front with windows to either side. Power and light.

### Agent Note

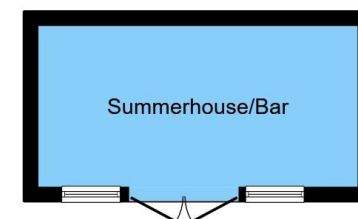
Abutting the property, there is a right of way to the neighbouring property who have access over number 21.



Ground Floor



First Floor



Outbuilding

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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## Larkhill Road, YEOVIL

- End of Terrace Home
- Two Double Bedrooms
- Excellent Decorative Order Throughout
- Extensive Rear Garden
- Outside Store & Workshop/Bar

Tenure: Freehold EPC Rating: D

offers in excess of

**£210,000**



Please note the marker reflects the postcode not the actual property

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