



Montacute Road, Houndstone, Yeovil, BA22 8ZD

welcome to

Montacute Road, Houndstone, Yeovil

A modern double fronted three bedroom semi detached home, situated on the desirable Houndstone 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

Door to the front, opening into:

Entrance Hall

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

Lounge

18' 5" x 10' 5" (5.61m x 3.17m)

A good size light room with double glazed window to the front and double glazed French doors to the rear opening to the garden. Aerial point. Two radiators.

Fitted Kitchen/ Dining Room

18' 5" x 10' 4" (5.61m x 3.15m)

Double glazed windows to the front and rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric oven below. Space for dishwasher. Space for fridge/freezer. Space for dining table and chairs. Storage cupboard. Inset spotlights to the ceiling. Radiator.

Utility

6' 3" x 5' 2" (1.91m x 1.57m)

Double glazed door to the rear opening to the garden. Work surface with plumbing for washing machine and tumble dryer below. Wall mounted central heating boiler.

Downstairs Cloakroom

Suite comprising wash hand basin with tiled surround and WC. Extractor fan. Radiator.

First Floor Landing

Airing cupboard. Access to the loft space.

Bedroom One

18' 5" x 10' 4" (5.61m x 3.15m)

Double glazed windows to the front and rear. Aerial point. Radiator. Door opening into:

En Suite

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

Bedroom Two

9' 4" x 7' 8" (2.84m x 2.34m)

Double glazed window to the rear overlooking the garden. Radiator.

Bedroom Three

10' 6" x 8' 3" (3.20m x 2.51m)

Double glazed window to the front. Radiator.

Bathroom

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

Garage

Up and over door to the front.

Parking

There is allocated parking for two cars to the front of the garage.

Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. The garden is bordered with a variety decorative plants and flowers. Steps rise to the side of the garden to a further seating area and gated side access to the garage and parking. Outside light, tap and garden shed.



Ground Floor



First Floor

Total floor area 93.0 m² (1,001 sq.ft.) approx

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

Montacute Road, Houndstone, Yeovil

- Modern Semi Detached Family Home
- Three Bedrooms with En Suite to Master
- Utility & Downstairs Cloakroom
- Garage & Two Allocated Parking Spaces
- Enclosed Gardens

Tenure: Freehold EPC Rating: B

offers in excess of

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108308 - 0002

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