



St. Johns Road, Yeovil, BA21 5NQ

welcome to

St. Johns Road, Yeovil

A two bedroom semi detached home, offered for sale with no onward chain, located within a popular residential area of Yeovil and close to many local amenities. The accommodation boasts a wealth of space and natural light and externally boasts a good size enclosed garden with outbuilding.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

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

Lounge/ Diner

22' 1" into bay x 11' 2" max (6.73m into bay x 3.40m max)

A light room with double glazed windows to the front and rear. Radiator.

Kitchen

9' 5" max x 8' 5" max (2.87m max x 2.57m max)

Double glazed window to the rear. 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. Space for free standing cooker with cooker hood over and stainless steel splashback. Plumbing for washing machine. Space for fridge/freezer. Storage cupboard. Double glazed door to the rear opening to the garden.

First Floor Landing

Double glazed window to the side. Access to the loft space.

Bedroom One

14' 7" + recess x 8' 11" (4.45m + recess x 2.72m)

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

Bedroom Two

11' 7" max x 10' 2" (3.53m max x 3.10m)

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

Bathroom

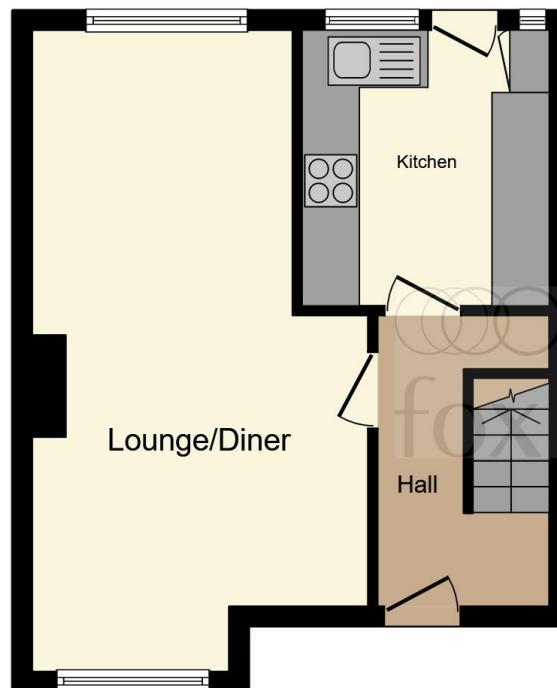
Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower attachment. Wash hand basin. Radiator.

Cloakroom

Double glazed window to the rear. WC.

Rear Garden

An extensive enclosed rear garden, laid mainly to lawn with a decking area abutting the property, providing an ideal seating area to enjoy the summer sunshine. There is a brick built outbuilding with wooden door to the front and double glazed window to the side.



Ground Floor



First Floor

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



view this property online fox-and-sons.co.uk/Property/YEO108356



welcome to

St. Johns Road, Yeovil

- Semi Detached Home
- Two Double Bedrooms
- Extensive Enclosed Rear Garden with Outbuilding
- Close to Many Local Amenities
- No Onward Chain

Tenure: Freehold EPC Rating: C

£170,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108356



Property Ref:
YEO108356 - 0002

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