



Eliotts Drive, Yeovil, BA21 3NW

welcome to

Eliotts Drive, Yeovil

An extended four bedroom semi detached family home, situated on the west side of Yeovil and within close proximity to many local amenities. The accommodation is presented in immaculate decorative order and boasts a wealth of space, versatility and natural light throughout.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

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

Lounge

10' 6" x 9' 9" (3.20m x 2.97m)

A lovely light room with double glazed window to the front. Feature fireplace with log burner inset. Aerial point. Radiator. Opening into:

Dining Room

11' 9" x 10' 3" (3.58m x 3.12m)

Double glazed French doors to the rear opening to the garden. Space for dining table and chairs. Serving hatch to the kitchen.

Fitted Kitchen

12' 4" x 9' 3" (3.76m x 2.82m)

Two double glazed windows to the rear overlooking the garden. A range of modern fitted wall, base and drawer units with work surface over and under unit lighting. One and a half bowl inset sink with mixer tap. Integrated four ring gas hob with cooker hood over and complementary tiled surround. Integrated eye level double electric oven. Further integrated appliances to include dishwasher and fridge/freezer. Plumbing for washing machine. Door opening into:

Rear Lobby

Double glazed door to the side, opening to the garden. Door opening to the garage and downstairs cloakroom.

Downstairs Cloakroom

Double glazed window to the side. Suite comprising wash hand basin inset to vanity unit and tiled splashback. WC. Wall mounted central heating boiler.

First Floor Landing

Access to the loft space. Doors opening to all rooms.

Bedroom One

11' 6" x 10' 2" (3.51m x 3.10m)

Double glazed window to the rear overlooking the garden. Space for free standing furniture. Door opening into:

En Suite

Double glazed window to the rear. Suite comprising enclosed shower cubicle, wash hand basin and WC. Inset spotlights to the ceiling. Extractor fan. Towel radiator.

Bedroom Two

12' 4" x 10' 3" (3.76m x 3.12m)

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

Bedroom Three

9' 6" x 9' 3" (2.90m x 2.82m)

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

Bedroom Four

8' 3" x 5' 10" (2.51m x 1.78m)

Double glazed window to the front. Currently used as a home office.

Family Bathroom

Double glazed windows to the rear and side. An impressive four piece suite comprising open walk in double shower cubicle, free standing roll top bath with mixer tap and shower attachment, wash hand basin and WC. Airing cupboard. Inset spotlights to the ceiling. Shaver point. Extractor fan. Towel radiator.

Garage

14' 5" x 11' 2" (4.39m x 3.40m)

Double doors to the front. Door to the rear opening to the rear lobby. Power and light.

Front Garden

Access via a shingle driveway, leading to the garage and providing off road parking. A paved path leading to steps rising to the front entrance. To the side of the property is a wooden store with a walk through to the rear garden.

Rear Garden

A beautifully landscaped enclosed rear garden with a paved patio abutting the property and shingle path leading to the garden shed. The garden is laid part to lawn with a decking area to the side, providing an ideal seating/entertaining area to enjoy the summer sunshine. The garden is bordered with raised beds decorated with a variety of plants and shrubs.



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.localagent.com



view this property online fox-and-sons.co.uk/Property/YEO108337



welcome to

Eliotts Drive, Yeovil

- Extended Semi Detached Family Home
- Four Bedrooms with En Suite to Master
- Spacious & Versatile Accommodation
- Immaculate Decorative Order Throughout
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108337



Property Ref:
YEO108337 - 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