



**Sandringham Road, Yeovil, BA21 5JE**



**welcome to**

## **Sandringham Road, Yeovil**

A three bedroom terrace home, situated within a popular residential area of Yeovil and close to many local amenities. The accommodation is well presented throughout and boasts a wealth of space and natural light. Externally benefitting from driveway parking, garage & a lovely landscaped rear garden.



### Entrance

Double glazed door to the front, opening into:

### Entrance Porch

A range of fitted wall and base units with work surface over. Plumbing for washing machine and tumble dryer. Water softener. Tiled flooring. Door opening into:

### Entrance Hall

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

### Kitchen

9' 7" x 6' 8" ( 2.92m x 2.03m )

Double glazed window to the front. 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 hob with cooker hood over and double oven below. Space for dishwasher and under counter fridge.

### Dining Room

13' 5" x 8' 9" ( 4.09m x 2.67m )

A fitted dresser providing ample storage. Space for dining table and chairs. Space for fridge/freezer. Radiator.

### Lounge

14' 9" x 11' 1" ( 4.50m x 3.38m )

Double doors to the rear opening into the sun room. Feature fireplace with log burner inset. Aerial point. Radiator.

### Sun Room

14' 9" x 7' 2" ( 4.50m x 2.18m )

Double glazed window to the rear. A perfect additional room which is currently used as a home office. Double glazed door to the rear opening to the garden.

### First Floor Landing

Access to the loft space.

### Bedroom One

11' 4" x 8' 10" ( 3.45m x 2.69m )

Double glazed window to the rear overlooking the garden. A range of fitted wardrobes. Space for free standing furniture. Radiator.

### Bedroom Two

11' 4" x 8' 5" ( 3.45m x 2.57m )

Double glazed window to the front. A range of fitted wardrobes. Space for free standing furniture. Radiator.

### Bedroom Three

8' 4" x 6' 3" ( 2.54m x 1.91m )

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

### Family Bathroom

Double glazed window to the front. Suite comprising enclosed bath with mixer tap and shower over. Wash hand basin inset to vanity unit. WC. Fully tiled. Inset spotlights. Towel radiator.

### Garage

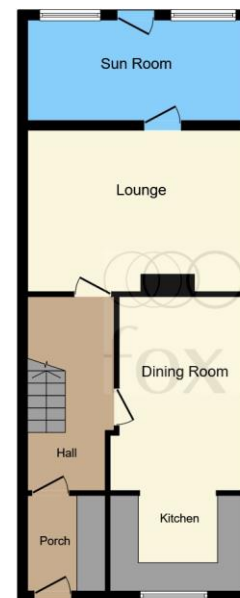
The garage is located to the rear of the property with up and over door to the front. Door to the side opening into the garden.

### Front Garden

Access via a paved and shingle driveway providing off road parking. Outside tap.

### Rear Garden

A beautifully enclosed landscaped garden with a lovely paved patio abutting the property and providing an ideal seating/entertaining area to enjoy the summer sunshine. The garden is then laid to shingle with a paved path and decorative plant and shrub planters. To the foot of the garden is a garden shed and gated access to the garage.



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](http://www.focalagent.com)



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## **Sandringham Road, Yeovil**

- Terrace Home
- Three Bedrooms
- Sun Room
- Spacious Accommodation
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

# £235,000



Please note the marker reflects the postcode not the actual property

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