



Trellech Court, Yeovil, BA21 3TE

welcome to

Trellech Court, Yeovil

A two bedroom end of terrace family home, situated with the desirable Abbey Manor Development and close 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 with understairs storage cupboard. Radiator. Sliding door opening into:

Fitted Kitchen

9' 9" x 7' 2" (2.97m x 2.18m)

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for washing machine. Space for under counter fridge and freezer. Wall mounted boiler.

Lounge/ Diner

14' 8" x 12' 9" (4.47m x 3.89m)

Double glazed French doors to the rear opening to the garden. Aerial point. Radiator.

First Floor Landing

Access to the loft space.

Bedroom One

13' x 9' 10" (3.96m x 3.00m)

Double glazed windows to the rear and side overlooking the garden. Space for free standing furniture. Radiator.

Bedroom Two

9' 9" x 9' (2.97m x 2.74m)

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

Bathroom

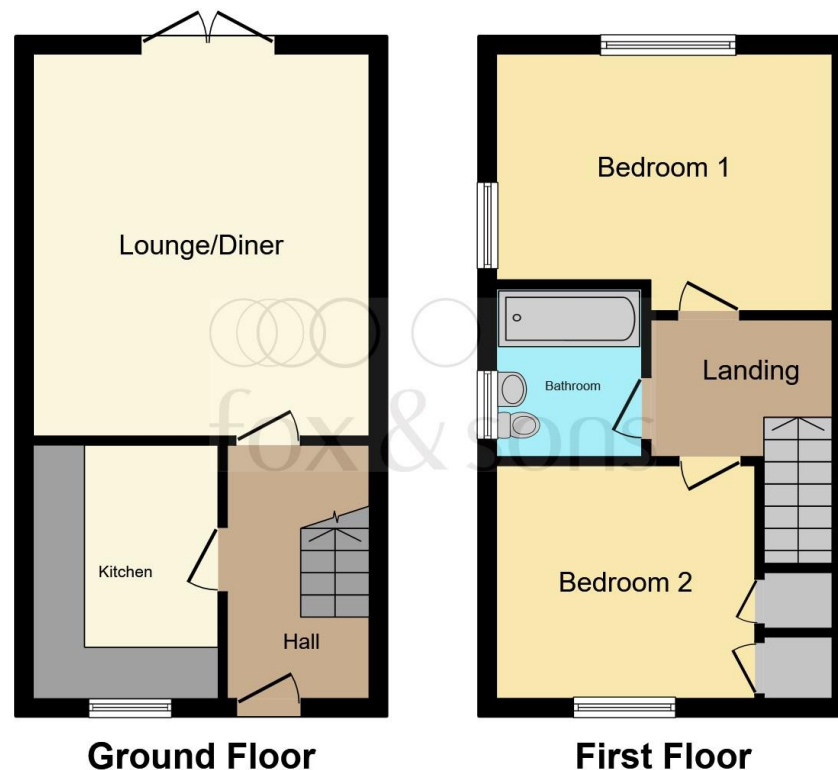
Double glazed window to the side. Suite comprising enclosed bath with mixer tap and shower attachment. Wash hand basin. WC. Radiator.

Front Garden

Access via a hardstanding driveway, providing off road parking and gated side access leading to the rear garden.

Rear Garden

A good size 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 of trees offering a private outside space. Garden shed.



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

Trellech Court, Yeovil

- Family Home on a Corner Plot
- Two Double Bedrooms
- Spacious Accommodation
- Driveway Parking
- Good Size Enclosed Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£230,000



Please note the marker reflects the
postcode not the actual property

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