



St. Patricks Road, Yeovil, BA21 3EX

welcome to

St. Patricks Road, Yeovil

A three bedroom semi detached family home, situated close to many local amenities. The accommodation boasts a wealth of space and natural light throughout and externally benefitting from driveway parking, garage and enclosed gardens.



Entrance

Door to the front, opening into:

Entrance Porch

Windows to the front and side. Double glazed door to the front, opening into:

Entrance Hall

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

Lounge

14' 1" x 11' 7" (4.29m x 3.53m)

Double glazed window to the front. Feature fireplace with tiled surround. Double doors opening into the dining room. Radiator.

Kitchen

9' 10" x 8' 8" (3.00m x 2.64m)

Double glazed door to the rear opening to the utility. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Wall mounted boiler. Door opening into:

Dining Room

10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed sliding patio doors to the rear, opening to the garden. Space for dining table and chairs. Radiator.

Utility

8' x 5' 9" (2.44m x 1.75m)

Double doors to the side, opening to the garden. Windows to the side. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Door opening into:

Downstairs Cloakroom

WC.

Shed

8' x 5' 11" (2.44m x 1.80m)

Window to the rear. Power and light. Perfect for a home office.

First Floor Landing

Access to the loft space. Airing cupboard.

Bedroom One

13' 2" x 8' 9" (4.01m x 2.67m)

Double glazed window to the rear overlooking the garden. Two built in wardrobes. Space for free standing furniture. Radiator.

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m)

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

Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

Double glazed window to the front. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with electric shower over. Wash hand basin. WC. Radiator.

Garage

Up and over door to the front.

Front Garden

Access via a hardstanding driveway leading to the garage and providing off road parking. The garden is laid part to lawn with a path leading to the front entrance.

Rear Garden

A fully enclosed rear garden laid mainly to hardstanding with 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



view this property online fox-and-sons.co.uk/Property/YEO108411



welcome to

St. Patricks Road, Yeovil

- Semi Detached Family Home
- Three Bedrooms
- Spacious Accommodation
- Garage & Driveway Parking
- Enclosed Rear Garden

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

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108411



Property Ref:
YEO108411 - 0004

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