



St. Michaels Avenue, YEOVIL, BA21 4LL

welcome to

St. Michaels Avenue, YEOVIL

An immaculate three bedroom end of terrace home, situated within a popular residential area of Yeovil and close to may local amenities including hospital & transport links. The accommodation is presented in excellent decorative order and boasting a wealth of space & natural light throughout.



Entrance

Solid door to the front, opening into:

Entrance Hall

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

Lounge

11' 5" x 9' 11" + bay (3.48m x 3.02m + bay)

A lovely light room with double glazed bay window to the front. Feature fireplace with decorative tiled surround. Wall light points. Radiator. Opening into:

Dining Room

15' 1" x 11' 8" (4.60m x 3.56m)

Double glazed window to the rear. Space for dining table and chairs. Wall light points. Door opening into:

Fitted Kitchen

15' 1" x 8' 7" (4.60m x 2.62m)

Double glazed window to the side. A range of fitted wall, base and drawer units with work surface over, complementary tiled surround and under unit lighting. Breakfast bar. One and a half bowl sink and drainer with mixer tap. Integrated induction hob with cooker hood over. Integrated eye level double oven. Further integrated appliances to include microwave, wine cooler, dishwasher and washing machine. Space for American style fridge/freezer. Underfloor heating. Inset spotlights to the ceiling. Double glazed French doors to the rear, opening to the garden.

First Floor Landing

Access to the loft space. Doors opening into:

Bedroom One

15' 1" into wardrobe x 9' 11" (4.60m into wardrobe x 3.02m)

Two double glazed windows to the front. Built in wardrobes. Space for free standing furniture. Radiator.

Bedroom Two

11' 8" x 8' 2" + wardrobe (3.56m x 2.49m + wardrobe)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Cupboard housing recently installed central heater boiler with ten year parts warranty.. Radiator.

Bedroom Three

10' 5" into door recess x 8' 8" max (3.17m into door recess x 2.64m max)

Double glazed window to the rear overlooking the garden. Radiator.

Bathroom

Double glazed window to the side. Suite comprising enclosed bath with mixer tap, shower over and glass side screen, wash hand basin inset to vanity unit and WC. Towel radiator.

Front Garden

Steps leading to the front entrance with the garden lead to purple slate. A further path leading to the side of the property providing gated side access into the rear garden.

Rear Garden

A good size enclosed and private rear garden, laid mainly to lawn with a lovely 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 decorative plants and shrubs and a spacious metal shed, with timber cladding, has been built to the foot of the garden.



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

St. Michaels Avenue, YEOVIL

- Immaculate End of Terrace Home
- Three Bedrooms
- Spacious Accommodation
- Refurbished to a High Standard Throughout
- Good Size Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108387 - 0003

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