



**Milford Road, YEOVIL, BA21 4QE**



**welcome to**

**Milford Road, YEOVIL**

A four bedroom family home, situated within a popular residential area of Yeovil and close to many local amenities. The accommodation offers a wealth of space, versatility and natural light throughout and externally boasting off road parking and enclosed rear garden.



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

Double glazed window to the front. Stairs rising to the first floor. Radiator.

### Dining Room

11' 6" x 9' 8" ( 3.51m x 2.95m )

Double glazed window to the front. Space for dining table and chairs. Radiator.

### Lounge

18' 3" x 10' 8" ( 5.56m x 3.25m )

A lovely light room with double glazed window to the front. Aerial point. Two radiators. Double glazed French doors to the rear opening to the garden.

### Fitted Kitchen

16' 7" x 6' 4" ( 5.05m x 1.93m )

Double glazed window to the rear overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Integrated gas hob with cooker hood over. Integrated eye level double oven. Further integrated appliances to include dishwasher and fridge/freezer. Tiled floor. Towel radiator. Double glazed door opening into:

### Utility Room

8' 9" x 8' 3" ( 2.67m x 2.51m )

Double glazed window to the side. Work surface with single bowl stainless steel sink and mixer tap. Plumbing for washing machine and tumble dryer. Inset spotlights to the ceiling. Tiled floor. Double glazed window to the side opening to the garden. Radiator.

### Shower Room

Suite comprising enclosed shower cubicle, wash hand basin and WC. Fully tiled. Extractor fan. Radiator.

### Study

8' 9" x 8' 3" ( 2.67m x 2.51m )

Double glazed window to the side. A perfect additional space and great use for home office. Tiled floor. Radiator. Double glazed door to the side, opening to the garden.

### First Floor Landing

Access to the loft space.

### Bedroom One

15' 6" x 9' 3" ( 4.72m x 2.82m )

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

### Bedroom Two

12' 6" x 8' 11" ( 3.81m x 2.72m )

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

### Bedroom Three

10' 8" x 9' 4" ( 3.25m x 2.84m )

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

### Bedroom Four

10' 3" x 9' 2" ( 3.12m x 2.79m )

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

### Bathroom

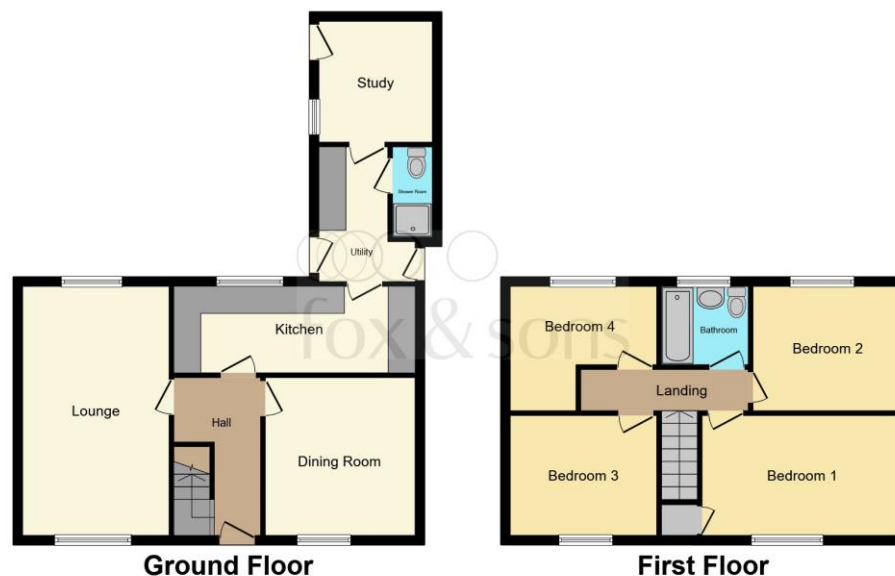
Double glazed window to the rear. Suite comprising enclosed bath with shower over. Wash hand basin and WC inset to vanity unit. Fully tiled. Towel radiator.

### Front Garden

Access via a hardstanding driveway providing off road parking for three cars.

### Rear Garden

A fully enclosed and landscaped rear garden, laid part to artificial lawn and a paved patio area abutting the property, providing an ideal seating/entertaining area to enclosed the summer sunshine. To the foot of the garden is a further block paved patio area with a shaded seating area and 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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## **Milford Road, YEOVIL**

- Double Fronted Family Home
- Four Bedrooms
- Spacious & Versatile Accommodation
- Driveway Parking
- Enclosed Landscaped Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £250,000



Please note the marker reflects the postcode not the actual property

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