



Hoopers Lane, Stoford, Yeovil, BA22 9UE

welcome to

Hoopers Lane, Stoford, Yeovil

This three bedroom family home situated in the sought after village of Stoford, within close proximity to a pub and mainline Yeovil Junction train station. The accommodation is presented in excellent decorative order throughout and boasting a wealth of space & natural light.



Entrance Hall

Double glazed door to front. Stairs rising to first floor. Understairs cupboard.

Kitchen

12' 3" x 7' 3" (3.73m x 2.21m)
Front aspect double glazed window. Fitted with a range of wall and base units and work surfaces incorporating a sink and drainer & an electric hob with hood over. Electric oven. Space and plumbing for dishwasher. Space for fridge/freezer. Gas central heating boiler. Radiator.

Utility Room

6' 4" x 3' 2" (1.93m x 0.97m)
Front aspect double glazed window. Currently used as a utility room providing space and plumbing for a washing machine and tumble dryer this room can be turned into a downstairs bathroom as the plumbing is all there.

Lounge

14' 5" x 11' 9" (4.39m x 3.58m)
Dual aspect double glazed windows to rear. Double glazed French doors to garden. Open fire. Radiator.

First Floor Landing

Stairs rising from entrance hall. Storage cupboard. Loft access. Radiator.

Bedroom One

11' 10" into wardrobe x 8' 8" (3.61m into wardrobe x 2.64m)
Front aspect double glazed window. Built in wardrobe. Radiator.

Bedroom Two

8' 1" x 7' 11" (2.46m x 2.41m)
Rear aspect double glazed window. Radiator.

Bedroom Three

9' x 5' 10" (2.74m x 1.78m)
Rear aspect double glazed window. Radiator.

Bathroom

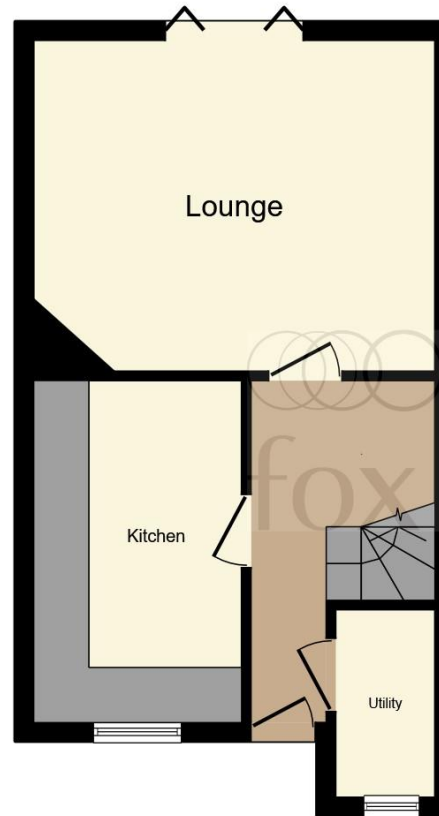
Side aspect double glazed window. This recently modernised bathroom is fitted with a suite comprising a panelled bath with mixer taps and shower over, vanity wash hand basin & WC. Light up mirror. Tower radiator.

Rear Garden

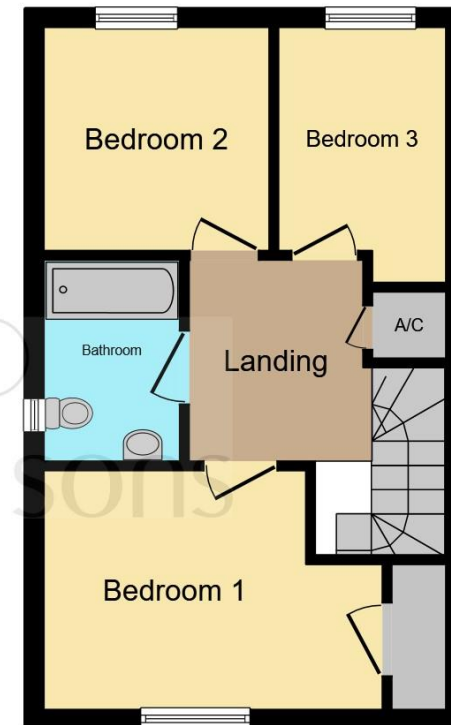
A fully enclosed quaint courtyard style garden with laid to paving & artificial lawn creating an ideal seating area to enjoy the summer sunshine. Gated rear access to the parking spaces.

Parking

There are two allocated parking spaces to the rear of the property.



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



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welcome to

Hoopers Lane, Stoford, Yeovil

- End of Terrace House
- Three Bedrooms
- Two Allocated Parking Spaces
- Enclosed Courtyard
- Village Setting

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£230,000



Please note the marker reflects the
postcode not the actual property

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