



**Montrose Road, Yeovil, BA21 5PJ**

**welcome to**

**Montrose Road, Yeovil**

A recently refurbished three bedroom end of terrace home, offered for sale with no onward chain, and situated within close proximity to many local amenities. The accommodation is presented in immaculate decorative order and boasting a wealth of space and natural light throughout.



### Entrance

Double glazed door to the side, opening into:

### Entrance Hall

Double glazed windows to the front and side. Stairs rising to the first floor. Radiator. Door opening into:

### Lounge

14' 5" x 13' 3" ( 4.39m x 4.04m )

A light and spacious room with double glazed window to the front. Understairs storage cupboard. Radiator. Door opening into:

### Fitted Kitchen/ Diner

17' 4" x 9' 8" ( 5.28m x 2.95m )

Double glazed window to the rear overlooking the garden. A range of recently 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. Integrated electric hob with cooker hood over, glass splashback and electric oven below. Further integrated appliances to include dishwasher, washing machine and fridge/freezer. Space for dining table and chairs. Tiled flooring. Radiator. Double glazed French doors to the rear and a further double glazed door to the rear, opening to the garden.

### First Floor Landing

Airing cupboard. Access to the loft space.

### Bedroom One

12' x 9' 3" ( 3.66m x 2.82m )

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

### Bedroom Two

10' 4" x 7' 7" ( 3.15m x 2.31m )

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

### Bedroom Three

10' 4" x 6' 6" ( 3.15m x 1.98m )

Double glazed window to the front. Built in wardrobe. Radiator.

### Bathroom

Double glazed window to the rear. Four piece suite comprising walk in shower cubicle, enclosed bath with mixer tap and wash hand basin and WC inset to vanity unit. Fully tiled.

### Front Garden

Access via a gate opening into the garden, which is laid to lawn with a hardstanding path leading to the front entrance.

### Rear Garden

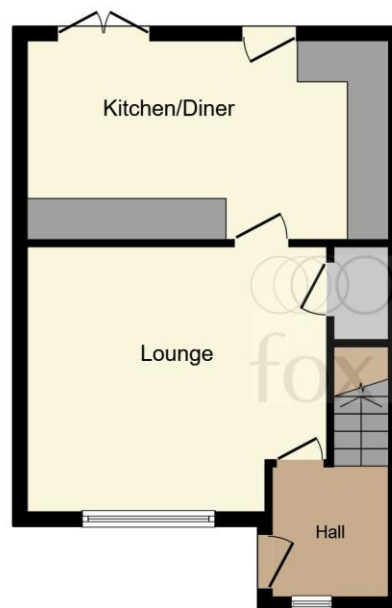
A fully enclosed, recently landscaped garden, laid mainly to lawn with a beautifully paved patio area, abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. To the foot of the garden is a further paved area with gated rear access. Brick built outside store. perfect utility room/workshop with power and light.

### N B

The property has recently been fully renovated throughout boasting a new fitted kitchen with integrated appliances, four piece bathroom suite, new carpets throughout and internal doors.

### Agent Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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](http://www.focalagent.com)



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## Montrose Road, Yeovil

- End of Terrace Family Home
- Recently Renovated to a High Standard Throughout
- Three Bedrooms
- Spacious Accommodation
- Landscaped Rear Garden with Outbuilding

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

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YEO108698 - 0002

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