



Merevale Way, Yeovil, BA21 3UN

welcome to

Merevale Way, Yeovil

A four bedroom family home, designed over three floors, situated in the sought after Abbey Manor Development and within close proximity to many local amenities. The accommodation is presented in immaculate decorative order boasting a wealth of space, versatility and natural light throughout.



Entrance

Double glazed door to the front, opening into:

Entrance Porch

Radiator. Double doors opening into:

Entrance Hall

Stairs rising to the first floor. Radiator.

Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback and WC. Extractor fan. Radiator.

Kitchen/ Diner/ Family Room

27' max x 14' 7" max (8.23m max x 4.45m max)

The family room offers a wealth of natural light with a double glazed bay window to the front, aerial point and radiator. The room continues into the dining area with space for dining table and chairs and a further radiator. The fitted kitchen is situated to the rear with double glazed window overlooking the garden. A range of fitted wall, base and drawer units with wooden work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over and stainless steel splashback. Integrated eye level double oven. Further integrated appliances include dishwasher, washing machine and fridge/freezer. Understairs storage cupboard. Radiator. Double glazed French doors to the rear, opening to the garden.

First Floor Landing

Stairs rising to the second floor. Radiator.

Lounge

14' 6" x 10' 6" (4.42m x 3.20m)

Double glazed bay window and further window to the front providing and lovely light and spacious room. Aerial point. Radiator.

Bedroom One

14' 6" x 9' 9" (4.42m x 2.97m)

Two double glazed windows to the rear overlooking the garden. A range of fitted wardrobes. Space for free standing furniture. Two radiators. Door opening into:

En Suite

Suite comprising open walk in shower cubicle and wash hand basin and WC inset to vanity unit. Extractor fan. Chrome towel radiator.

Second Floor Landing

Airing cupboard. Access to the loft space.

Bedroom Two

14' 7" x 9' 8" (4.45m x 2.95m)

Two double glazed windows to the rear overlooking the garden. Space for free standing furniture. Two radiators.

Bedroom Three

10' 7" x 7' 6" (3.23m x 2.29m)

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

Bedroom Four

10' 4" x 7' 3" (3.15m x 2.21m)

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

Bathroom

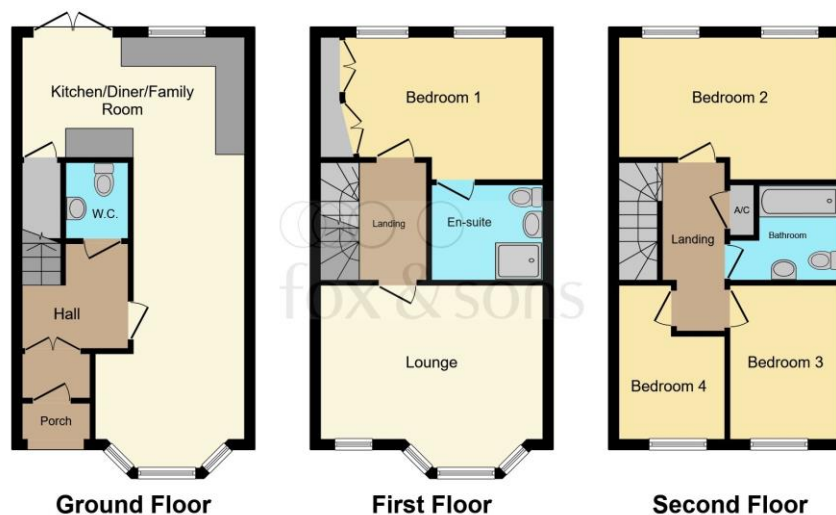
Suite comprising enclosed bath with mixer tap and shower over, wash hand basin inset to vanity unit and WC. Shaver point. Extractor fan. Chrome towel radiator.

Garage

The garage is located to the rear of the property under a coach house with up and over door to the front. Power and light.

Rear Garden

A fully enclosed rear garden, laid to paving with a raised decking area providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining. Gated rear access leading to the garage and off road parking.



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.localagent.com



view this property online fox-and-sons.co.uk/Property/YEO108704



welcome to

Merevale Way, Yeovil

- End of Terrace Family Home
- Four Bedrooms with En Suite to Master
- Immaculate Decorative Order Throughout
- Space & Versatile Accommodation
- Garage & Allocated Parking

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

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108704



Property Ref:
YEO108704 - 0002

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