



Roping Road, Yeovil, BA21 4BD

fox & sons

welcome to

Roping Road, Yeovil

A rare opportunity to purchase a four bedroom detached family home, designed over three floors & situated within close proximity to the Town Centre & Hospital. The accommodation is presented in excellent decorative order and boasting a wealth of space, versatility & natural light throughout.



Entrance

Door to the front, opening into:

Entrance Hall

Double glazed window to the side. Stairs rising to the first floor with understairs storage cupboard. Original tiled flooring. Radiator. Door opening into:

Downstairs Cloakroom

Double glazed window to the side. Suite comprising wash hand basin with tiled splashback and WC. Radiator.

Reception Room

12' 5" x 12' 4" (3.78m x 3.76m)

Double glazed window to the front. A great multi purpose room, ideal for home working. Feature fireplace. Aerial point. Radiator.

Lounge

12' 8" x 10' 8" (3.86m x 3.25m)

A lovely and cosy room with feature fireplace, aerial point and radiator. Opening into:

Dining Room

9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed French doors to the rear, opening to the garden. Space for dining table and chairs. Wall light points. Radiator.

Fitted Kitchen

15' 5" x 8' 4" (4.70m x 2.54m)

Double glazed window to the side. A range of fitted wall, base and drawer units with wooden work surface over and complementary tiled surround. One and a half bowl sink and drainer with mixer tap. Space for a Range style cooker with cooker hood over. Plumbing for dishwasher, washing machine and tumble dryer. Space for fridge/freezer. Tiled flooring. Radiator. Double glazed door to the rear, opening to the garden.

First Floor Landing

Double glazed window to the side. Stairs rising to the second floor. Good size airing cupboard.

Bedroom One

12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Radiator. Door opening into:

En Suite

Double glazed windows to the rear and side. Enclosed shower cubicle. Wash hand basin inset to a decorative vanity unit. WC. Extractor fan. Radiator.

Bedroom Two

12' 2" x 10' 6" (3.71m x 3.20m)

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

Bathroom

Double glazed window to the front. Suite comprising

enclosed bath with electric shower over and side screen. Wash hand basin inset to vanity unit. WC. Radiator.

Second Floor Landing

Double glazed window to the side. Access to the loft space.

Bedroom Three

10' 11" x 10' 9" (3.33m x 3.28m)

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

Bedroom Four

10' 9" x 10' 5" (3.28m x 3.17m)

Double glazed window to the rear, overlooking the garden. Doors opening into the eaves. Built in cupboard. Wash hand basin inset to vanity unit. Radiator.

Garage

Up and over door to the front. Power and light.

Front Garden

Access via a block paved driveway providing off road parking for two cars. Gated side access leading to the rear garden.

Rear Garden

A good size, fully enclosed rear garden, laid part to lawn with a lovely paved patio area, abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine and perfect for alfresco dining. The paved path continues towards the foot of the garden with summerhouse and gated access to the garage.



Total floor area 130.8 m² (1,408 sq.ft.) approx
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.propertybox.io



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welcome to

Roping Road, Yeovil

- Detached Family Home
- Four Double Bedrooms with En Suite to Master
- Three Reception Rooms & Good Size Fitted Kitchen
- Downstairs Cloakroom & Family Bathroom
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£400,000

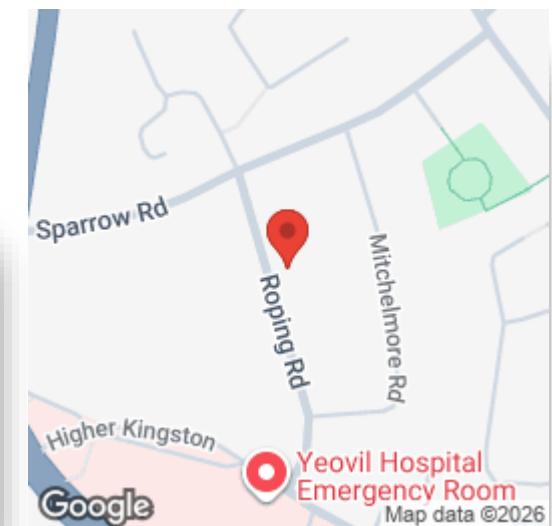


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Property Ref:
YEO108500 - 0004



Please note the marker reflects the postcode not the actual property



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk