



**Highfield Road, YEOVIL, BA21 4RJ**

fox & sons

welcome to

## Highfield Road, YEOVIL

A three bedroom End-Terraced 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 driveway parking and lovely landscaped rear garden.



## Entrance

Double glazed door to the front, opening into:

## Entrance Hall

Stairs rising to the first floor. Door opening into:

## Lounge

17' 11" max x 10' 5" max ( 5.46m max x 3.17m max )  
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.  
Door opening into the kitchen.

## Dining Room

10' 8" x 9' 5" ( 3.25m x 2.87m )  
A perfect multi use room, ideal for home working, dining room or playroom, with double glazed window to the front. Wall mounted electric fire. Aerial point. Radiator. Sliding door opening into the kitchen.

## Fitted Kitchen

10' 4" x 7' 4" ( 3.15m x 2.24m )  
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. One and a half bowl sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Door opening into:

## Inner Hall

Double glazed door to the side opening to the garden. Door opening into:

## Downstairs Cloakroom

Double glazed window to the side. WC.

## First Floor Landing

Access to the loft space. Doors opening into the following rooms.

## Bedroom One

17' 9" max x 10' 1" max ( 5.41m max x 3.07m max )  
Double glazed windows to the front and rear. Space for free standing furniture. Radiator.

## Bedroom Three

8' 5" x 7' 3" ( 2.57m x 2.21m )  
Double glazed window to the rear overlooking the garden. Radiator.

## Bedroom Two

10' 7" x 9' 7" ( 3.23m x 2.92m )  
Double glazed window to the front. Space for free standing furniture. Radiator.

## Bathroom

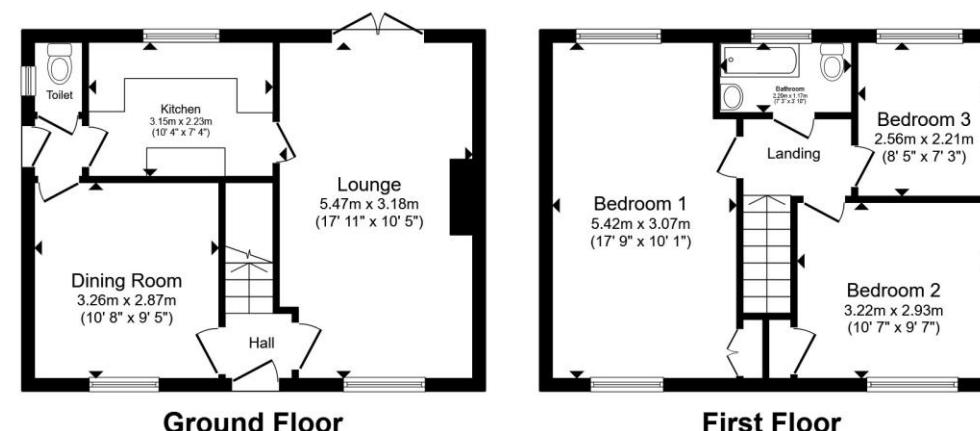
Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and electric shower over. Wash hand basin inset to vanity unit. WC. Fully tiled. Inset spotlight to the ceiling. Extractor fan. Chrome towel radiator.

## Front Garden

Access via a block paved driveway providing off road parking for two cars. The path continues to the front entrance and gated side access leading to the rear garden.

## Rear Garden

A fully enclosed landscaped garden with a paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. The paved path continues through the garden with lawn and shingle areas to either side and an array of decorative plant and flower borders. Summerhouse and garden shed. Outside light and tap.



Total floor area 81.5 m<sup>2</sup> (877 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](http://www.propertybox.io)

fox & sons



**view this property online** [fox-and-sons.co.uk/Property/YEO108755](http://fox-and-sons.co.uk/Property/YEO108755)



welcome to

## Highfield Road, YEOVIL

- End-Terraced Family Home
- Three Bedrooms
- Spacious & Versatile Accommodation
- Driveway Parking
- Good Size Landscaped Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£250,000**

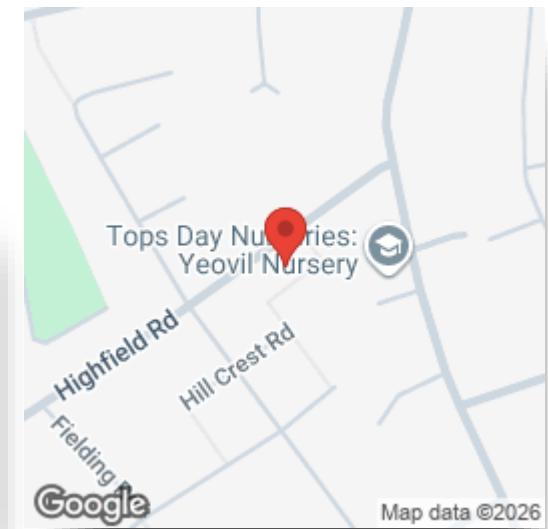


view this property online [fox-and-sons.co.uk/Property/YEO108755](http://fox-and-sons.co.uk/Property/YEO108755)

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.



Property Ref:  
YEO108755 - 0002



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**