



**Rosebery Avenue, YEOVIL, BA21 5LF**



**welcome to**

**Rosebery Avenue, YEOVIL**

A three bedroom semi detached family home, situated in a popular residential area of Yeovil and within close proximity to many local amenities. The accommodation boasts a wealth of space and natural light throughout and externally benefitting driveway parking and enclosed rear garden.



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

Stairs rising to the first floor. Door opening into:

### Lounge

10' x 9' 3" ( 3.05m x 2.82m )

Double glazed window to the front. Radiator.

Opening into:

### Dining Room

14' 6" max x 11' max ( 4.42m max x 3.35m max )

Double glazed patio doors to the rear, opening to the garden. Feature fireplace with stone surround and wooden mantle. Aerial point. Radiator. Door opening into:

### Fitted Kitchen

10' 10" x 8' 9" ( 3.30m x 2.67m )

Double glazed window to the side. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl sink and drainer with mixer tap. Integrated gas hob with cooker hood over. Integrated eye level electric oven. Plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler. Door to the rear, opening into:

### Rear Lobby

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

### Downstairs Cloakroom

Double glazed window to the rear. WC. Radiator.

### First Floor Landing

Double glazed window to the front. Access to the loft space. Airing cupboard.

### Bedroom One

12' 4" x 9' 6" min ( 3.76m x 2.90m min )

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

### Bedroom Two

11' 5" max x 8' 9" max ( 3.48m max x 2.67m max )

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

### Bedroom Three

11' 1" x 6' 11" ( 3.38m x 2.11m )

Double glazed window to the rear overlooking the garden. Radiator.

### Shower Room

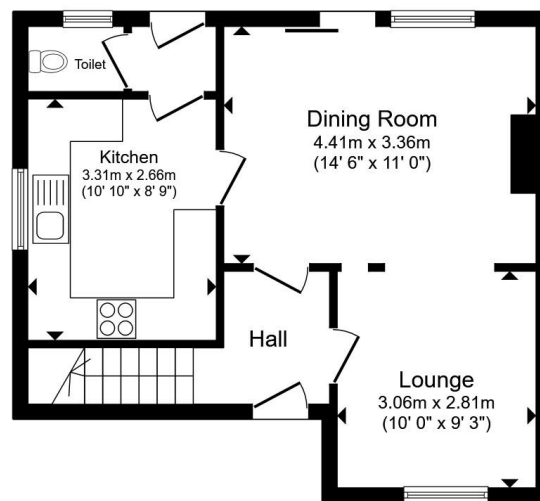
Double glazed window to the rear. Suite comprising enclosed shower cubicle, wash hand basin and WC. Radiator.

### Front Garden

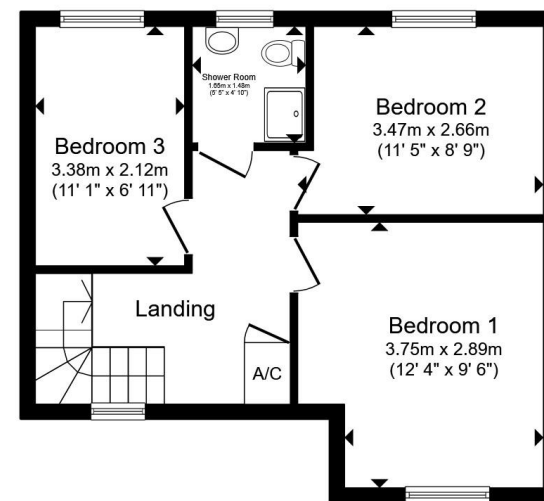
Access via a hardstanding driveway, providing off road parking for one vehicle. The garden is laid to lawn with gated side access leading to the rear garden.

### Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a raised decking area abutting the property, providing an ideal seating area to enjoy the summer sunshine. Garden sheds and outside tap.



Ground Floor



First Floor

Total floor area 83.1 m<sup>2</sup> (895 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)

  
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## **Rosebery Avenue, YEOVIL**

- Semi Detached Family Home
- Three Bedrooms
- Spacious Accommodation
- Driveway Parking
- Enclosed Gardens

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

# £190,000



Please note the marker reflects the  
postcode not the actual property

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**01935 412100**



[Yeovil@fox-and-sons.co.uk](mailto:Yeovil@fox-and-sons.co.uk)



14 Princes Street, YEOVIL, Somerset, BA20 1EW



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