





welcome to

Legion Road, Yeovil

Situated in a popular residential location on the west side of Yeovil and with no onward chain, this property would suit anyone seeking annexe accommodation or make a good investment as a buy to let with its ground floor studio apartment.













Entrance

Entrance Porch

Entrance Hall

Living Room

16' 11" x 12' 2" (5.16m x 3.71m)

Fitted Kitchen/ Dining Room

15' 2" x 8' 5" (4.62m x 2.57m)

First Floor Landing

Bedroom One

13' 8" x 8' 5" (4.17m x 2.57m)

Bedroom Two

9' 1" x 8' 5" (2.77m x 2.57m)

Bedroom Three

9' 6" x 6' 5" (2.90m x 1.96m)

Bathroom

6' 5" x 5' 10" (1.96m x 1.78m)

Ground Floor Studio Flat

Entrance Hall

Living Room/ Bedroom

18' 2" max x 15' 1" max (5.54m max x 4.60m max)

Fitted Kitchen

8' 8" x 5' 4" (2.64m x 1.63m)

Shower Room

Cloakroom

Parking

Gardens

Overview

A three bedroom family home, designed over three floors, situated on the west side of Yeovil and offered for sale with no onward chain. The property also has the added bonus of an annexe/ studio apartment. The main accommodation comprises living room, fitted kitchen/diner, three bedrooms; with two benefiting from built in wardrobes and bathroom. The annexe/studio boasts living room/ bedroom, fitted kitchen, shower room and cloakroom. Externally the property offers driveway parking and enclosed gardens.





welcome to

Legion Road, Yeovil

- Family Home
- Three Bedrooms
- Driveway Parking
- Annexe/Studio Apartment
- Enclosed Gardens

Tenure: Freehold EPC Rating: E

£175,000

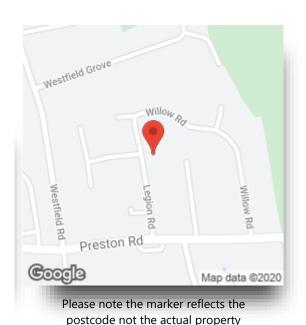


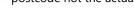


view this property online fox-and-sons.co.uk/Property/YEO105509 **see all our properties on** zoopla.co.uk | rightmove.co.uk | fox-and-sons.co.uk



Property Ref: YEO105509 - 0008 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.









01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk