



13, Grove Avenue





# 13, Grove Avenue

Yeovil, Somerset BA20 2BB

Yeovil Town Centre 1 mile. Sherborne 6 miles. A303 5 miles.

A well proportioned three bedroom detached house with planning consent to extend, located within this popular residential area, with ample parking, good size gardens and workshop. EPC Band D.

- Spacious Kitchen/Dining/Family Room
- Three Double Bedrooms, Two En Suites and Family Bathroom
- Extensive Parking & Private Gardens
- Freehold
- Sitting Room and Cloakroom
- Planning Permission to Extend
- Workshop
- Council Tax Band D

## Offers In Excess Of £450,000

### SITUATION

13 Grove Avenue is located within this popular residential area which lies within approximately 1 mile of the town centre where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo. The A303 is also within approximately 5 miles providing excellent road links to the south-West and London.

### DESCRIPTION

13 Grove Avenue comprises a well proportioned three bedroom detached house constructed principally of brick exterior elevations and contained beneath a slate roof. The property benefits from double glazed windows and doors throughout, together with gas fired central heating. Planning permission was granted in 2022 for a two storey extension to the front, single storey to rear and two attic bedrooms. Further information is available from the agents.

Briefly on the ground floor is an entrance porch and hallway, together with cloakroom, sitting room and a spacious kitchen/dining room with granite worktops and integrated appliances which also has a utility area and conservatory. On the first floor can be found three double bedrooms, two with en suite facilities together with a family bathroom. Outside there is ample off road parking for at least six vehicles, together with a good size rear garden, which is fenced and walled along with a useful workshop.





## ACCOMMODATION

UPVC glazed door to entrance porch with uPVC door to the hallway with stairs rising to the first floor. Cloakroom with low level WC and vanity unit with inset wash hand basin. Sitting room with bay window to front, sealed fireplace with gas connection and picture rails. Within the heart of the house is a spacious kitchen/dining room which has been opened up to provide spacious living with a fitted kitchen with granite worktops and comprising; one 1/4 bowl single drainer sink unit with mixer tap over, excellent range of floor and wall mounted cupboards and drawers, integrated Neff appliance including five burner hob with stainless steel extractor hood over, twin electric ovens, dishwasher, fridge and freezer. Granite breakfast bar and utility area with space and plumbing for washing machine and tumble dryer, further single drainer sink unit with mixer tap over, concealed Gloworm gas fired boiler and pressurised hot water cylinder. Door to the rear covered area, spacious dining area, together with patio doors leading to the conservatory (in need of some repair) which is glazed on three sides with a tiled floor, together with glazed french doors to the garden.

Half landing with large obscure glazed window. Main landing with trap access to the roof void, picture rail and window to front. Bedroom one with bay window to front, picture rail and door to the en suite shower room, comprising; tiled shower cubicle, low level WC, pedestal wash hand basin with illuminated mirror over and heated towel rail. Family bathroom comprising; freestanding roll top bath and claw foot bath, pedestal wash hand basin, low level WC, heated towel rail and fully tiled floor and walls. Built in linen cupboard with slatted shelving and radiator. Bedroom three with built in mirror fronted wardrobes, picture rail and window to rear. Bedroom two with picture rail and window to rear. En suite shower room comprising; tiled shower cubicle, pedestal wash hand basin, low level WC and heated towel rail.

## OUTSIDE

The property is approached over a quiet residential street with brick retaining wall and tarmac drive leading the property providing ample parking for approximately 6 vehicles. The boundaries are fenced and hedged together with shrub borders and an outside courtesy light. Either side of the property, gateways lead around to the rear garden with light and cold water tap on one side. The rear garden is fenced and hedged and is laid mainly to lawn, together with a large paved sun terrace with outside courtesy light. There are attractive flower and shrub borders together with an Apple tree. At the end of the garden is a useful timber workshop which is connected with power and light, along with a workbench.

## SERVICES

All mains services are connected. Gas fired central heating.  
Broadband: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps  
Mobile: EE, Three, O2 and Vodafone

## VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil Office 01935 475000

## DIRECTIONS

From the hospital roundabout head north towards Ilchester and at the college roundabout take the first exit onto Preston Road. Continue for approximately 1/4 of a mile turning left into Grove Avenue, whereupon no.13 will be seen after a 200 yds on the right hand side.

## FLOOD RISK STATUS

Very low risk.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>79</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1651 sq ft / 153.4 sq m  
 Outbuilding = 200 sq ft / 18.6 sq m  
 Total = 1851 sq ft / 172 sq m  
 For identification only - Not to scale

**Ground Floor**

- Conservatory: 4.11 x 3.63m (13'6" x 11'11")
- Kitchen / Dining Room: 7.85 x 6.17m (25'9" x 20'3")
- Sitting Room: 5.13 x 3.96m (16'10" x 13')

**First Floor**

- Bedroom 3: 6.66 x 3.07m (22' x 10'1")
- Bedroom 2: 4.04 x 3.07m (13'3" x 10'1")
- Bedroom 1: 3.96 x 3.91m (13' x 12'10")

**Outbuilding**

- Workshop: 6.10 x 3.05m (20' x 10')

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1150324