



**94 STIBY ROAD**

Yeovil, BA21 3EH

**Price £187,500**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A three bedroom semi-detached home situated within a short walk from local shops and Schools. The property has been a great investment over the years and in brief the accommodation comprises entrance hall, sitting room, kitchen/dining room, cloakroom, three bedrooms and a shower room. To the front there is driveway parking for two cars and to the rear an enclosed garden with a brick store.

## Situation

The property is situated in the bustling town of Yeovil in South Somerset. The town boasts a variety of shops, coffee shops and restaurants in it's town centre. There are two mainline stations with services to Bristol Temple Meads and London Waterloo stations. Yeovil nestles in the south of the beautiful county of Somerset and is a great base to explore the surrounding countryside. It is also ideally placed for access to the M5 motorway and on to the West Country and Wales.

## The local area

Crewkerne, 9.7 miles / Sherborne, 7.1 miles / Lyme Regis, 25.7 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

South Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Entrance Hall

Stairs rising to the first floor.

## Sitting Room

15'4 × 12'2 (4.67m × 3.71m)

With a window to the front aspect, radiator, coving and a fireplace housing gas fire inset.

## Kitchen/Dining Room

15'4 × 7'3 (4.67m × 2.21m)

With french doors to the rear aspect opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink, space for washing machine, fridge/freezer, cooker and tiling to all splash prone areas.

## Inner Hall

With a door to the side aspect, under stairs storage cupboard and a door into the cloakroom with a window to the side aspect, low level WC and a wash hand basin.

## Landing

With a window to the side aspect.

## Bedroom One

11'2 × 9'3 (3.40m × 2.82m)

With a window to the front aspect and a radiator.

## Bedroom Two

10'7 × 9'1 (3.23m × 2.77m)

With a window to the rear aspect, storage cupboard and a radiator.

## Bedroom Three

9'2 × 7'6 (2.79m × 2.29m)

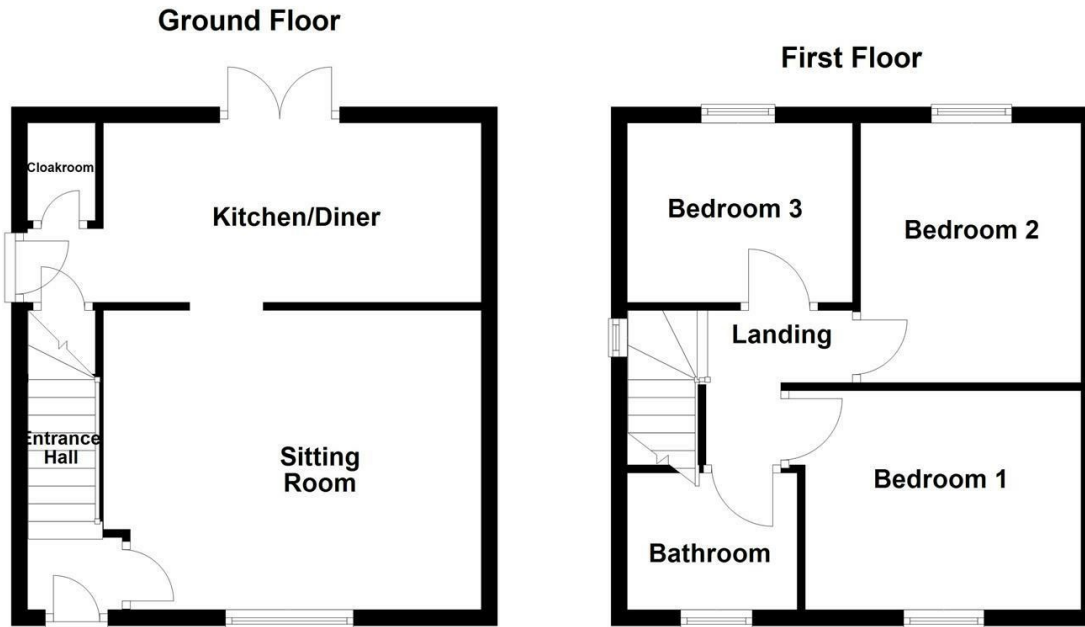
With a window to the rear aspect and a radiator.

## Shower Room

With a window to the front aspect. Suite comprising shower cubicle, low level WC, wash hand basin with vanity storage, radiator, extractor fan, shelved storage and tiling to all splash prone areas.

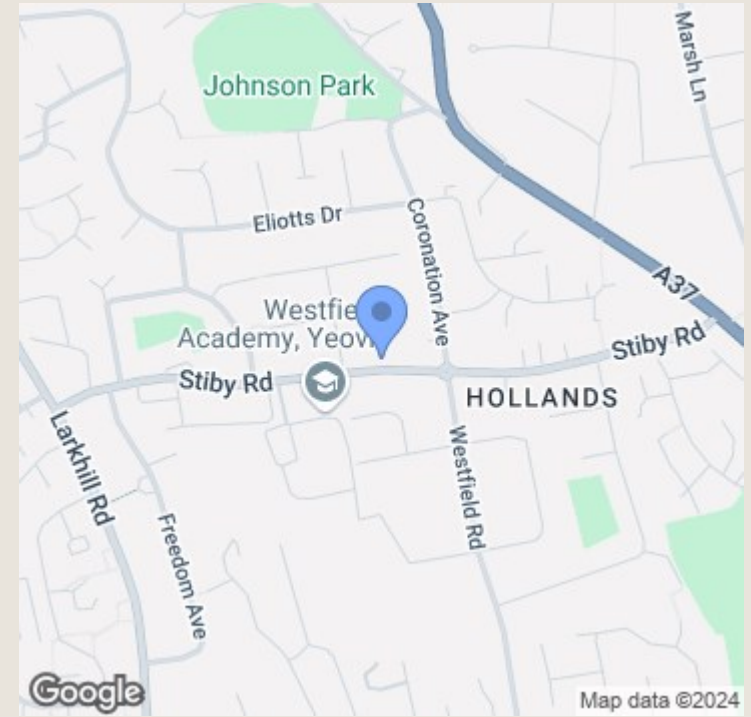
## Outside

To the front there is driveway parking for two cars, a shared sloped to the front door and lawn area. To the rear the garden is enclosed, mainly laid to lawn, flower borders, brick built outbuilding, side access and patio abutting the rear of the property.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

