

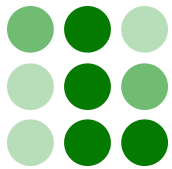


14 Colmer Road, Yeovil, BA21 4BS

£185,000
FREEHOLD

Presented in immaculate condition having been recently renovated is this spacious three bedroom, end of terrace home. It is situated within close walking distance to Yeovil District Hospital and benefits from two reception rooms, utility/cloakroom and a lovely rear garden with pedestrian access. Internal viewing is highly recommended to appreciate the fantastic condition and traditional character features on offer throughout this spacious and light property. Offered for sale with NO ONWARD CHAIN!

 **LACEYS**
YEOVIL LTD



14 Colmer Road, Yeovil, BA21 4BS



- Three bedroom end of terrace house
- Two reception rooms, kitchen and utility/ cloakroom
- Immaculate condition having been fully renovated
- New gas central heating system, rewired and brand new front and rear double glazed doors
- Spacious accommodation throughout
- Low maintenance rear garden with access
- NO ONWARD CHAIN

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

New double glazed door leads into:

Entrance Porch

Door leading into:

Hallway

Doors to lounge, dining room and kitchen. Stairs rise to first floor. Understairs cupboard with window. Ceiling light point. Radiator.

Lounge 3.49m (11'5") plus bay x 3.91m (12'9") max

Double glazed bay window to front with a window seat and built in cupboards below housing the consumer unit. Feature electric fire place. Picture rails and coving to ceiling. Radiator. TV aerial point.

Dining Room 4.01m (13'1") x 3.37m (11'0") maximum measurements

Double glazed window to rear over looking the garden. Picture rails. Radiator. Understairs cupboard.

Kitchen 3.34m (10'11") x 2.08m (6'9") maximum measurements

New fully fitted kitchen with wall, base and drawer units, with work surfaces over, incorporating a sink and drainer unit with tiled splash back surround. Integrated under counter fridge. Integrated electric oven and hob with extractor hood over. Double glazed bay style window. Door into:

Rear Lobby

New double glazed door leading to garden. Door into:

Utility/Cloakroom

Obscure double glazed window to rear. Low level WC and wash hand basin. Plumbing for washing machine. Extractor fan. Ceiling light point. Storage cupboards.

First Floor Landing

Doors to all bedrooms and bathroom. Double glazed window to side. Radiator. Ceiling light point. Telephone point. Access to the loft which is insulated, partially boarded and benefits from a light.

Bedroom One 4.10m (13'5") x 3.37m (11'0") maximum measurements

Double glazed window to rear over looking the garden. Radiator. Ceiling light point. Feature fireplace surround.

Bedroom Two 3.62m (11'10") x 2.70m (8'10") max

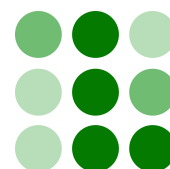
Double glazed window to front. Radiator. Ceiling light point. TV aerial point. Feature fireplace surround.

Bedroom Three 2.58m (8'5") x 2.31m (7'6")

Double glazed window to front. Radiator. Ceiling light point.

Bathroom 2.54m (8'4") x 2.96m (9'8") maximum measurements

Newly fitted with a modern walk in shower cubicle, with mixer taps and waterfall head, low level WC and vanity unit with wash hand basin and cupboards below. Tiling to splash prone areas. Heated towel rail. Cupboard housing the newly installed gas combination boiler. Obscure double glazed window. Ceiling light point.

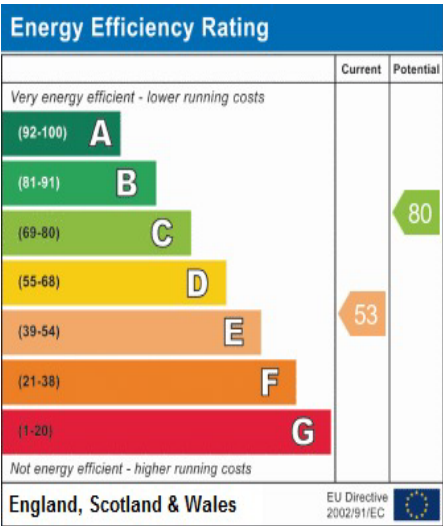
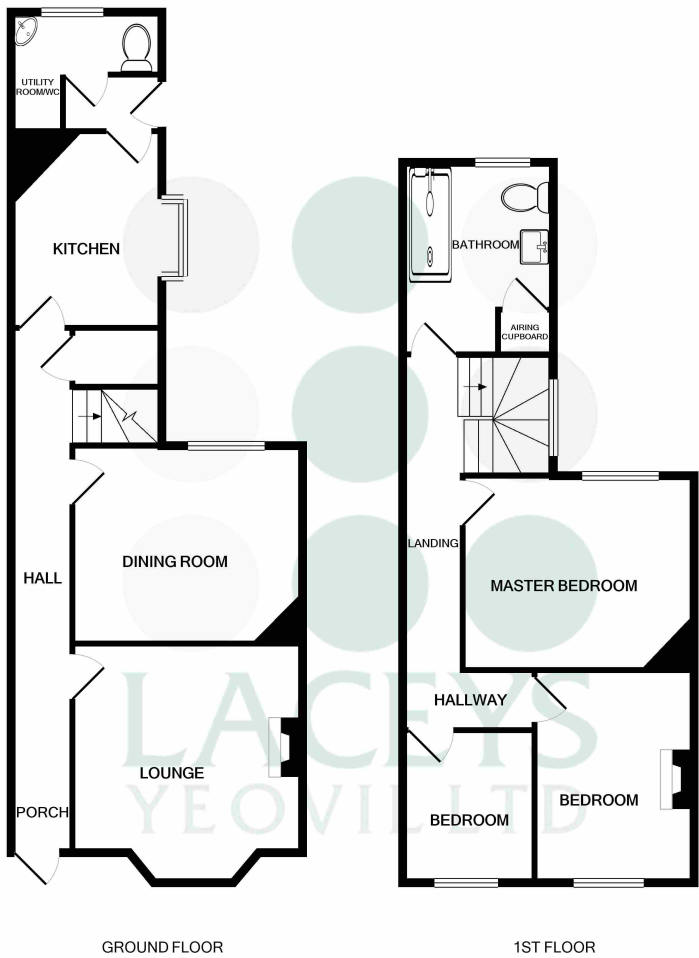


OUTSIDE

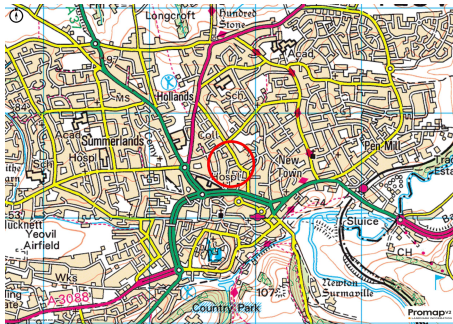
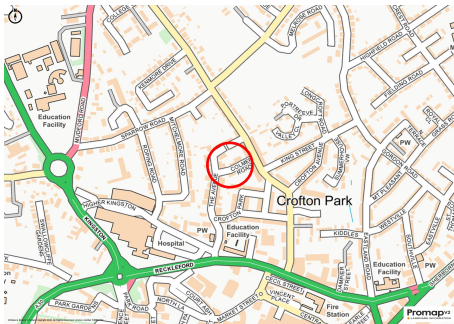
The rear of the property benefits from a low maintenance rear garden, with a graveled area covered by a pergola. Steps rise to an area laid to parquet decking with shrub borders and a gate leading to a path along the rear of the terrace providing pedestrian access. There is also two outside lights and a tap.

Agents Note

We have been informed by the sellers that parking on the road is for residential permit holders only, These can be purchased from the council which we have been told is £70 per annum



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.