

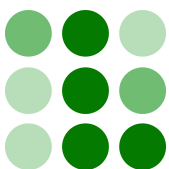


32a Merevale Way, Yeovil, BA21 3UN

£165,000
FREEHOLD

Situated on the very popular Abbey Manor Park development, this two bedroom detached coach house would make a perfect buy to let investment or first time buy! The property benefits from a larger than average garage, low maintenance garden and parking. The accommodation is spacious and well presented throughout, with two double bedrooms, an open kitchen and lounge - ideal for socializing!

 **LACEYS
YEOVIL LTD**



32a Merevale Way, Yeovil, BA21 3UN



- Two bedroom detached coach house
- Well presented and light accommodation
- Fitted kitchen
- Gas central heating and double glazing
- Larger than average garage & parking
- Low maintenance garden
- Sought after location on Abbey Manor Park

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:

Double glazed door leads into:

Hall

Door leading out to garage. Radiator. Ceiling light point. Stairs rise to first floor.

First Floor Landing

Doors to lounge, both bedrooms and bathroom. Airing cupboard housing the hot water tank. Skylight. Radiator. Ceiling light point. Coving to ceiling.

Lounge 5.44m (17'10") x 3.23m (10'7") plus alcove

Double glazed window to front and three skylights making this a light and welcoming space. Radiator. Two ceiling light points. TV aerial and telephone points. Breakfast bar from kitchen and opening into:

Kitchen 3.60m (11'9") x 1.90m (6'2")

Fitted with a range of modern wall, base and drawer units with worksurfaces over, incorporating a sink and drainer unit and tiled splash back. Four ring gas hob with extractor hood over and integrated electric oven. Freestanding Haier silver dishwasher. Freestanding Beko fridge/freezer. Double glazed window to front. Radiator. Spotlights.

Bedroom One 2.97m (9'8") x 2.88m (9'5")

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

Bedroom Two 2.97m (9'8") x 2.46m (8'0")

Skylight. Radiator. Coving to ceiling. Ceiling light point.

Bathroom 2.13m (6'11") x 1.66m (5'5")

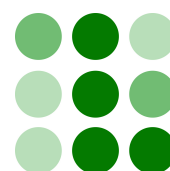
Fitted with a white suite comprising of low level WC, pedestal wash hand basin and bath with shower over. Tiling to splash prone areas. Extractor fan. Obscure double glazed window to front. Heated towel rail.

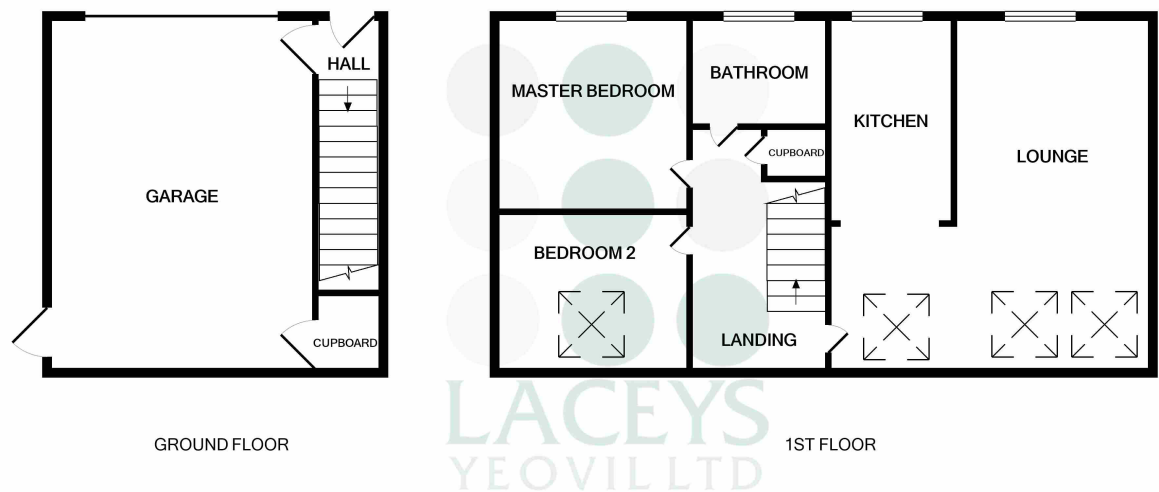
Garage 3.97m (13'0") x 5.61m (18'4")

From the parking space in front, an up and over door leads into the garage which has light and power and plumbing for the washing machine. There is a large under stairs cupboard and a pedestrian door leading:

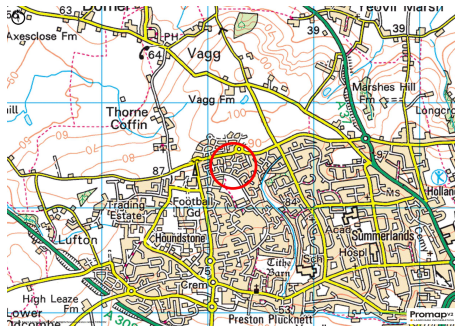
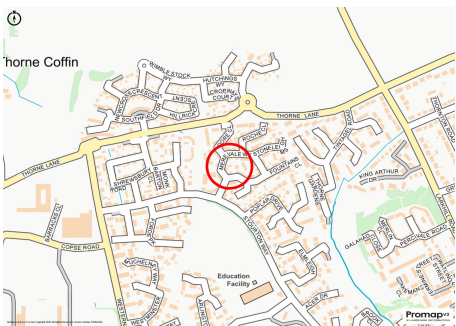
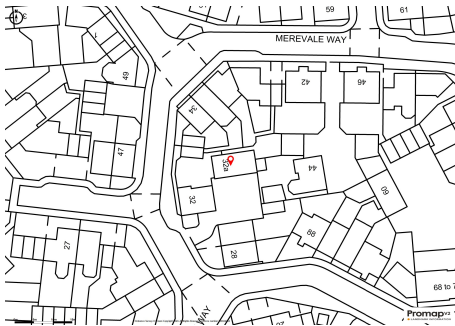
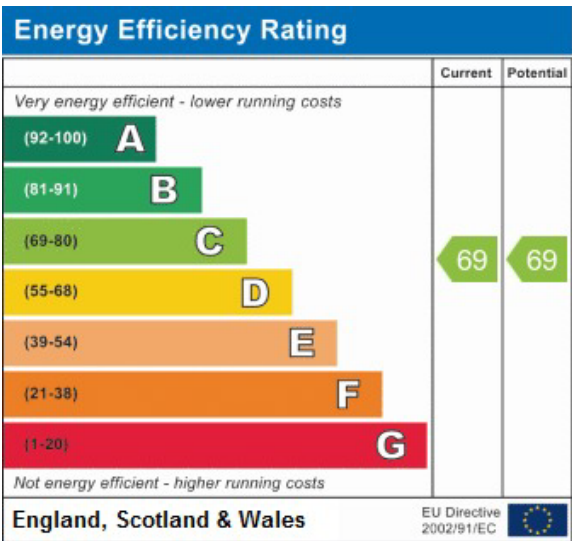
OUTSIDE

Low maintenance garden laid to gravel and patio, with a rotary dryer and enclosed by fencing.





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.