



Rivers Road, Yeovil, BA21 5RJ

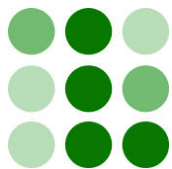
Guide Price £340,000
FREEHOLD

A well proportioned four bedroom detached family home set in a convenient position close to local amenities & schools. The home benefits from cloakroom, conservatory, gas central heating, UPVC double glazing, nice-sized enclosed rear garden enjoying good privacy, garage and off road parking.

 **LACEYS**
YEOVIL LTD



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10 Rivers Road, Yeovil, BA21 5RJ



- A Four Bedroom Detached Family Home
- Convenient Position Close To Local Amenities & Schools
- Enclosed Rear Garden Enjoying Good Privacy
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Garage & Off Road Parking
- Four Piece Bathroom Suite

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:

Frosted Upvc double glazed front door to:

Entrance Hall

Radiator. Phone point. Built in cupboard, Built in understairs cupboard. Stairs to landing. Frosted UPVC double glazed window, front aspect. Doors to cloakroom, lounge & kitchen.

Cloakroom

Low flush WC. Vanity sink unit. Radiator. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

Lounge/Dining Room 6.20m (20'4") x 3.78m (12'5")

Built in gas fire with wooden outer and mantle above. TV point. Two radiators. Serving hatch to kitchen. Space for table & chairs. UPVC double glazed window, front aspect. Double glazed sliding patio doors to the conservatory.

Conservatory 4.44m (14'7") x 2.22m (7'3")

Radiator. Tiled floor. UPVC double glazed, double opening doors to the rear garden.

Kitchen 5.15m (16'11") x 2.10m (6'11")

Well fitted kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob, extractor above. Integrated fridge & freezer. Recesses for washing machine & dishwasher, plumbing in place for both. Wall mounted cupboards. Trail of spotlights. Vinyl flooring. Heated towel rail. Two UPVC double glazed windows, both rear aspect. Frosted UPVC double glazed door to the conservatory.

Landing

Hatch to loft space, boiler also located in the loft. Doors to all bedrooms & bathroom.

Bedroom One 4.85m (15'11") x 3.22m (10'7")

Radiator. Two UPVC double glazed windows, front & side aspects.

Bedroom Two 3.33m (10'11") x 3.06m (10')

Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 3.22m (10'7") x 2.61m (8'7")

Radiator. UPVC double glazed window, front aspect.

Bedroom Four 2.52m (8'3") x 2.13m (7')

Radiator. UPVC double glazed window, rear aspect.

Bathroom 3.06m (10') x 2.55m (8'4")

Four piece suite comprising corner shower cubicle with Mira Sport electric shower in situ, tiled surround. Bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Extractor fan. Heated towel rail. Tiled floor. Built in airing cupboard. Frosted UPVC double glazed window, side aspect.

Outside

The rear garden is a nice size and enjoys good privacy, comprising two lawn area's one to the side of the home, paved patio areas, raised beds with mature plants & shrubs in situ. Outside tap. Outside light. The garden is bounded by fencing with timber gates providing side access to both sides of the home.

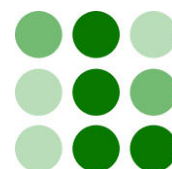
The front garden is lawn with a Willow tree in situ, bounded by hedging. Drive provides off road parking for multiple cars and access to the Garage. Outside light.

Material Information

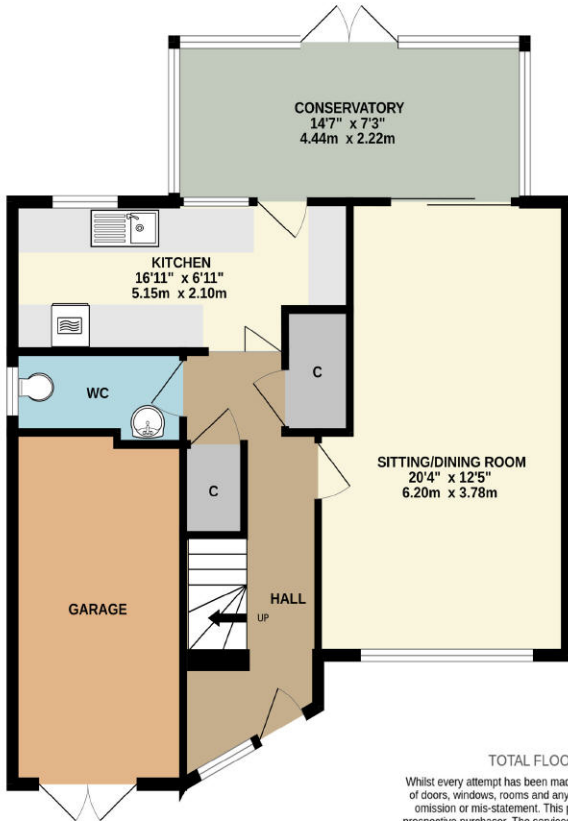
Freehold

EPC Rating = D

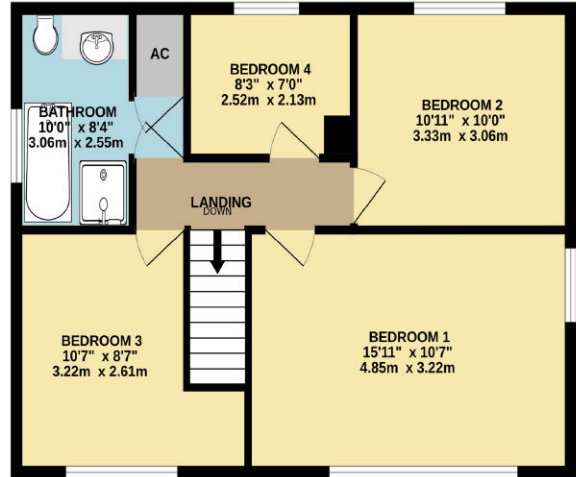
Council Tax Banding = C



GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.

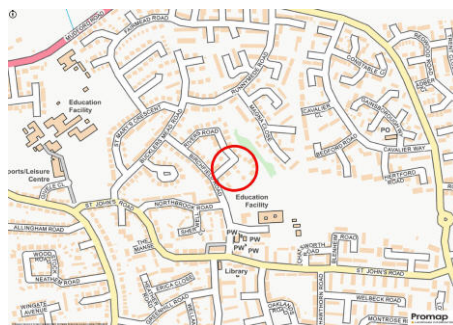
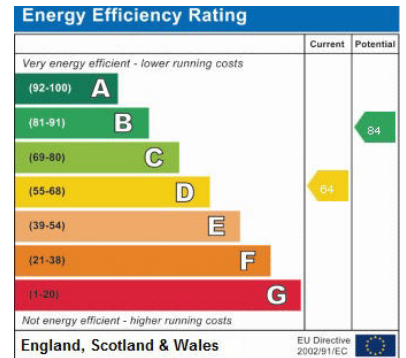


1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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