



Earle Street, Yeovil, BA20 1JW

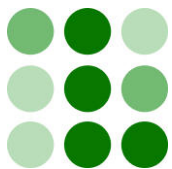
Guide Price £180,000
FREEHOLD

This spacious Victorian terraced house is situated in a most convenient town centre location and is available for sale with no forward chain. The accommodation includes an entrance hallway, two reception rooms and a good size fitted kitchen. On the first floor there are two double bedrooms and a generous family bathroom complete with both a shower and a bath whilst on the top floor there is a further good size double bedroom with two Velux style roof lights. To the rear of the property there is a fully enclosed low maintenance rear garden.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



75 Earle Street, Yeovil, BA20 1JW



- Centrally Located Victorian House
- Three Good Size Bedrooms
- Two Reception Rooms
- Four Piece Family Bathroom
- Enclosed Rear Garden
- Gas Central Heating
- No Forward 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:

Entrance Hall

The hallway provides the perfect space to kick off shoes and hang coats. A door opens to the dining room and stairs provide access to the first floor. There is a radiator and a ceiling light point.

Sitting Room 3.52m (11'7") x 3.48m (11'5")

The sitting room overlooks the front of the property through the double glazed bay window. There is a feature chimney breast, deep decorative ceiling coving, a radiator and a chandelier.

Dining Room 3.68m (12'1") x 3.51m (11'6")

Conveniently positioned between the sitting room and kitchen the dining room has a double glazed window which overlooks the rear garden. There is a useful under-stairs storage cupboard, a radiator and a chandelier. Doors open to the kitchen and hallway.

Kitchen 5.30m (17'5") x 2.29m (7'6")

The long kitchen offers ample storage which includes a good selection of wall, base and drawer units with wood effect work surfaces above. There is space for an electric cooker, washing machine, dishwasher and fridge/freezer. The wall mounted gas fired combination boiler can be found in here. There are two sets of spot lights, a radiator and two double glazed windows which overlook the side of the property. A double glazed door opens to the garden.

First Floor Landing

Doors open to both the first floor bedrooms, the family bathroom and the stairs which lead to the top floor bedroom. There is a radiator and a ceiling light point.

Bedroom Two 4.66m (15'3") x 3.50m (11'6")

A good size double room with a radiator and a ceiling light point. Two double glazed windows overlook the front of the property.

Bedroom Three 3.50m (11'6") x 2.62m (8'7")

A smaller double room with a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

Family Bathroom

Fitted with a panel enclosed bath with mixer tap and shower attachment, a pedestal wash basin, low level WC and a good size walk in shower cubicle. Double glazed windows face both the side and rear. There is a radiator, an enclosed ceiling lamp and an extractor fan.

Second Floor Bedroom 6.34m (20'10") x 4.61m (15'1")

A door from the first floor with stairs leads to top floor bedroom. Two Velux roof style windows face both the front and rear. There is eaves storage, a radiator and a ceiling light point.

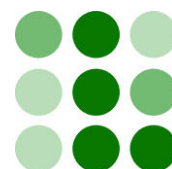
Rear Garden

You enter the garden in the side return which is laid to concrete. This in turn leads to a square area which is mainly laid to bark chippings with a small patio area.

Material Information

EPC Rating = E

Council Tax = A





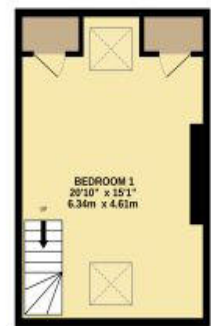
GROUND FLOOR
476 sq ft (44.2 sq m) approx

1ST FLOOR
428 sq ft (39.3 sq m) approx

2ND FLOOR
222 sq ft (20.5 sq m) approx

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



LACEYS
YEOVIL LTD

TOTAL FLOOR AREA: 1126 sq ft (103.3 sq m) approx

While every effort has been made to ensure the accuracy of the description contained here, measurements of rooms, walls, floors and 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 Hertsmap 02022



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.