



Larkhill Road, Yeovil, BA21 3HF

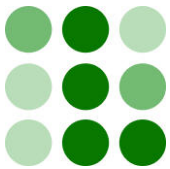
Guide Price £350,000
FREEHOLD

A well proportioned four bedroom, two reception room detached family home, updating required, set in a very convenient location. The home benefits from gas central heating, UPVC double glazing, conservatory, utility room, cloakroom, nice sized enclosed rear garden, garage and off road parking for multiple vehicles.
No Onward Chain.

 **LACEYS**
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10 Larkhill Road, Yeovil, Somerset, BA20 2JW



- Four Bedroom Detached Family Home
- Two Reception Rooms
- Updating Required
- Conservatory
- Nice-Sized Enclosed Rear Garden
- Off Road Parking For Multiple Vehicles
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain

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

ACCOMMODATION

The **ACCOMMODATION** comprises:

Frosted UPVC double glazed door to.

Entrance Lobby

Radiator. Glazed frosted door to.

Reception Hall

Radiator. Phone point. Built in understairs cupboard. Stairs up to the landing. Doors to lounge & side lobby.

Lounge 6.39m (21'0") x 3.34m (10'11")

Built in stone fireplace with paved hearth. TV point. Phone point. Four radiators. Coved ceiling. Four UPVC double glazed windows, front & rear aspects, the two side aspects are frosted. Sliding door to dining room.

Dining Room 3.80m (12'6") x 3.37m (11'1")

Two radiators. Coved ceiling. Sliding door to kitchen. Double glazed sliding door to the conservatory.

Conservatory 3.12m (10'3") x 2.56m (8'5")

UPVC double glazed. UPVC double glazed door to the rear garden.

Kitchen 3.37m (11'1") x 2.55m (8'4")

Comprising inset stainless steel single drainer, one & a half bowl sink unit with mixer tap, tiled surround and rolltop work surface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. Inset ceiling spotlights. UPVC double glazed window, rear aspect. Sliding door to the side lobby.

Side Lobby

Doors to cloakroom & utility room.

Cloakroom

Comprising low flush WC. Vanity sink unit. Heated towel rail. Laminate flooring. Frosted UPVC double glazed window, front aspect.

Utility Room

Plumbing in place for washing machine. Frosted UPVC double glazed window, side aspect.

Landing

Built in double fronted airing cupboard. Radiator. Coved ceiling. Hatch to loft space. UPVC double glazed window, front aspect. Doors to all bedrooms, wet room & separate WC.

Bedroom One 3.67m (12'0") x 3.36m (11'0")

Built in bedroom furniture. Built in double fronted wardrobe. Radiator. UPVC double glazed window, rear aspect.

Bedroom Two 3.35m (11'0") x 2.91m (9'7")

Radiator. Built in double fronted wardrobe. Coved ceiling. UPVC double glazed window, rear aspect.

Bedroom Three 3.33m (10'11") x 2.89m (9'6")

Radiator. Built in double fronted wardrobe. Coved ceiling. UPVC double glazed window, front aspect.

Bedroom Four 2.58m (8'6") x 2.25m (7'5")

Radiator. Wall mounted wash basin. UPVC double glazed window, front aspect.

Wet Room

Wall mounted Mira shower, panelled walls. Vanity sink unit. Radiator. Non slip flooring. Frosted UPVC double glazed window, rear aspect.

Separate WC

Low flush WC. Laminate flooring. Frosted UPVC double glazed window, rear aspect.

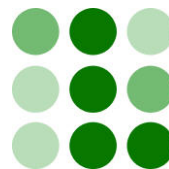
Outside

To the rear there is a paved patio that extends the width of the house. Outside tap. Good-sized lawn area with mature trees & shrubs in situ. Two greenhouses. Timber garden shed. UPVC door provides side access to the garage. UPVC double glazed door provides access to the drive. The garden is bounded by fencing.

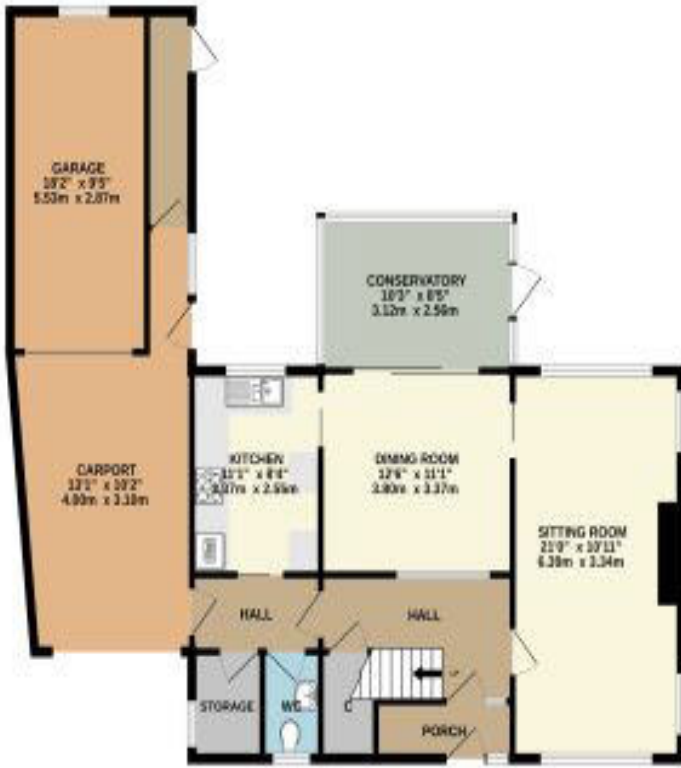
To the front there is a lawn area, bounded by hedging. Tarmac drive provides off road parking for multiple vehicles and leads to the car port **4.00m (13'1") x 3.10m (10'2")** & garage **5.53m (18'2") x 2.87m (9'5")**. Outside lights. Two UPVC doors provide access via the front & side of the house.

Material Information

Freehold. Council Tax Band - D. EPC Rating - C.



GROUND FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



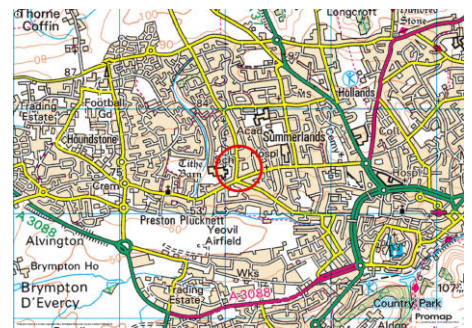
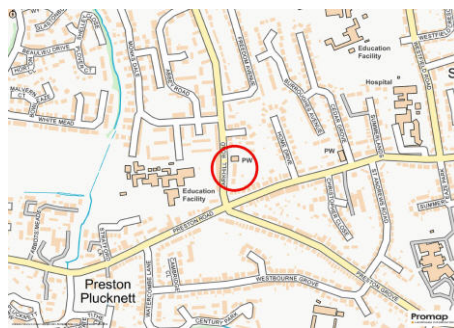
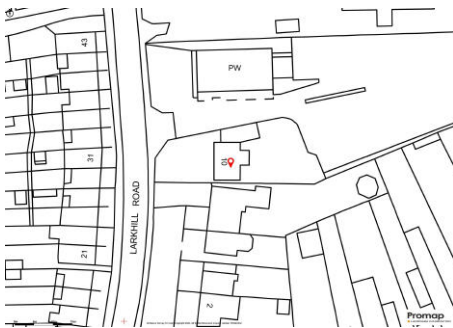
Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	70	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1828 sq.ft. (169.8 sq.m.) approx

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