



Park Street, Yeovil, BA20 1QT

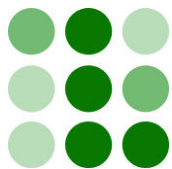
Guide Price £166,500  
FREEHOLD

**A well proportioned two bedroom end of terrace home set in a convenient position within easy reach of the town centre. The home benefits from gas central heating, UPVC double glazing, modern kitchen, four piece bathroom suite, utility area, downstairs WC and an enclosed rear garden. No Onward Chain.**

 **LACEYS**  
**YEOVIL LTD**



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



162 Park Street, Yeovil, BA20 1QT



- A Well Proportioned Two Bedroom End Of Terrace House
- Convenient Location
- UPVC Double Glazing
- Gas Central Heating
- Enclosed Rear Garden
- Modern Kitchen + Utility Area
- Modern Four Piece Bathroom Suite
- No Onward Chain

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://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:

UPVC double glazed front door to.

### Entrance Porch

Laminate Flooring. UPVC double glazed window, front aspect. Glazed door to entrance lobby.

### Entrance Lobby

Radiator. Phone point. Stairs up to the landing. Throughway to lounge.

### Lounge 4.37m (14'4") x 3.66m (12')

Built in gas fire with marble hearth & surround, wooden outer & mantle above. TV point. Radiator. Dado rail. Built in shelving & wall cupboards to the alcoves. Coved ceiling. UPVC double glazed window, front aspect. Glazed door to the kitchen.

### Kitchen 2.99m (9'10") x 2.16m (7'1")

Modern kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards below. Built in oven & hob with extractor hood above. Wall mounted cupboards. Tiled floor. Radiator. UPVC double glazed window, rear aspect. Throughway to downstairs WC & frosted UPVC double glazed door to the rear garden. Sliding door to the utility area.

### Utility Area 2.16m (7'1") x 1.28m (4'2")

Plumbing in place for washing machine. Wall mounted Worcester combi boiler. Tiled floor. Frosted UPVC double glazed window, rear aspect.

### Downstairs WC

Low flush WC. Radiator, Tiled floor. Frosted UPVC double glazed window, side aspect.

### Landing

Hatch to loft space. Doors to both bedrooms & the bathroom.

### Bedroom One 5.38m (17'8") x 2.77m (9'1")

Radiator. Built in overstairs recess. Picture rail. UPVC double glazed window, front aspect.

### Bedroom Two 3.18m (10'5") x 2.47m (8'1")

Radiator. UPVC double glazed window, rear aspect.

### Bathroom 2.86m (9'5") x 2.22m (7'3")

Modern four piece white suite comprising corner shower cubicle with wall mounted shower in situ, tiled surround. Victorian style rolltop bath. Vanity sink unit. Low flush W.C. Heated towel rail. Extractor fan. Tiled floor. Shaver point. UPVC double glazed window, rear aspect.

### Outside

The rear garden can be reached from the kitchen & separate side gated access (Communal gate with shared right of way across the garden lower section for the neighbours to use). The lower section of the rear garden has a paved seating area. Outside tap. Steps up to the higher section which is lawned, garden bed to one corner. The garden upper section is bounded by fencing & walling. The lower section is also bounded by walling & fencing.

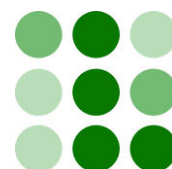
To the front there is a cultivated garden enclosed by Iron railings.

### Material Information

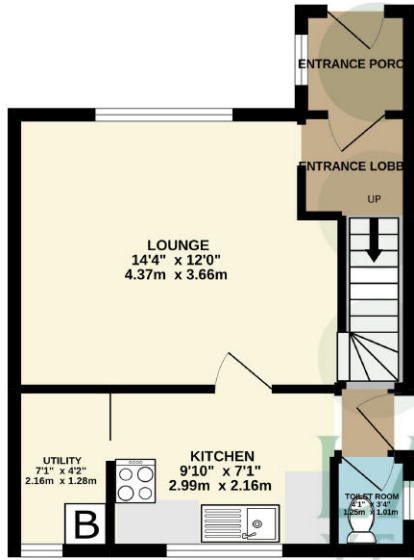
Freehold

EPC Rating = D

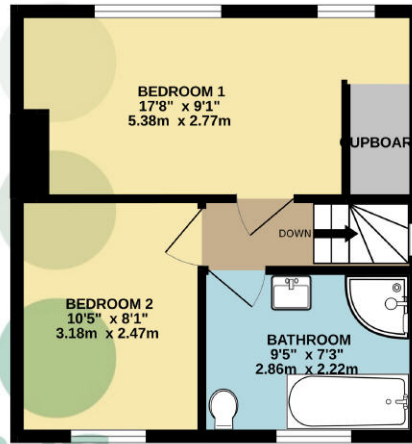
Council Tax Banding = A



GROUND FLOOR  
349 sq.ft. (32.5 sq.m.) approx.

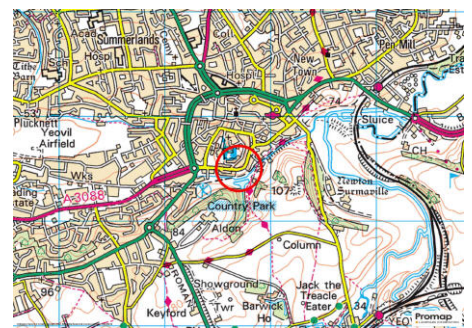
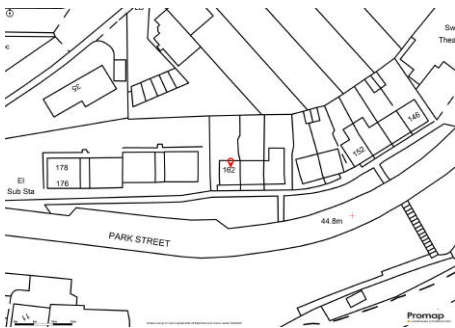
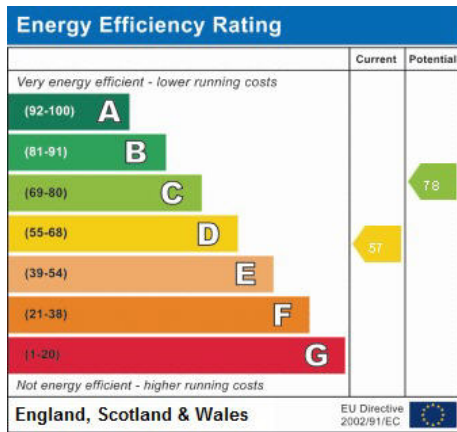


1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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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