

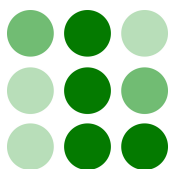


33 Rowan Way, Yeovil. BA20 2NP

Price £175,000
FREEHOLD

Laceys are delighted to welcome to the market this well presented two bedroom end terrace property located in popular estate. The property briefly comprises; porch, lounge, kitchen/diner, two bedrooms and a bathroom. This lovely home would be an ideal first time buy or investment property. Having been lovingly improved by the current owner this is one to add to the viewing list.

 **LACEYS**
YEOVIL LTD



33 Rowan Way, Yeovil, BA20 2NP



- Desirable location
- Parking for two cars
- Enclosed rear garden with side access
- Gas central heating
- Double glazed
- Well presented

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. An appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

Upvc part glazed entrance door leading to:

Porch

With hardwood flooring. Radiator. Ceiling light point. Door leading to:

Lounge 4.19m (13'8") x 3.33m (10'11")

With double glazed window to the front. Hardwood flooring. Radiator. Coving to ceiling. Ceiling light point. Door leading to:

Inner Hall

Stairs leading to the first floor. Double glazed window to the side. Opens to;

Kitchen/Diner 3.67m (12'0") x 2.64m (8'7")

Fitted with a range of modern wall, base and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Complementary tiling. Space for freestanding cooker with cooker hood over. Space for fridge/freezer. Space and plumbing for both washing machine and dishwasher. Understairs storage cupboards. Tiled flooring. Double glazed window and door to the rear.

Landing

Access to roof space via loft hatch with ladder and light and housing combination boiler. Coving to ceiling. Ceiling light point.

Bedroom One 4.23m (13'10") x 2.76m (9'0") min

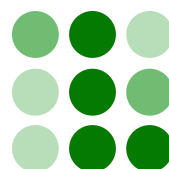
With double glazed window to the front. Built in double wardrobe. Coving to ceiling. Ceiling light point.

Bedroom Two 2.16m (7'1") x 2.68m (8'9")

Double glazed window to the rear. Ceiling light point. Storage cupboard.

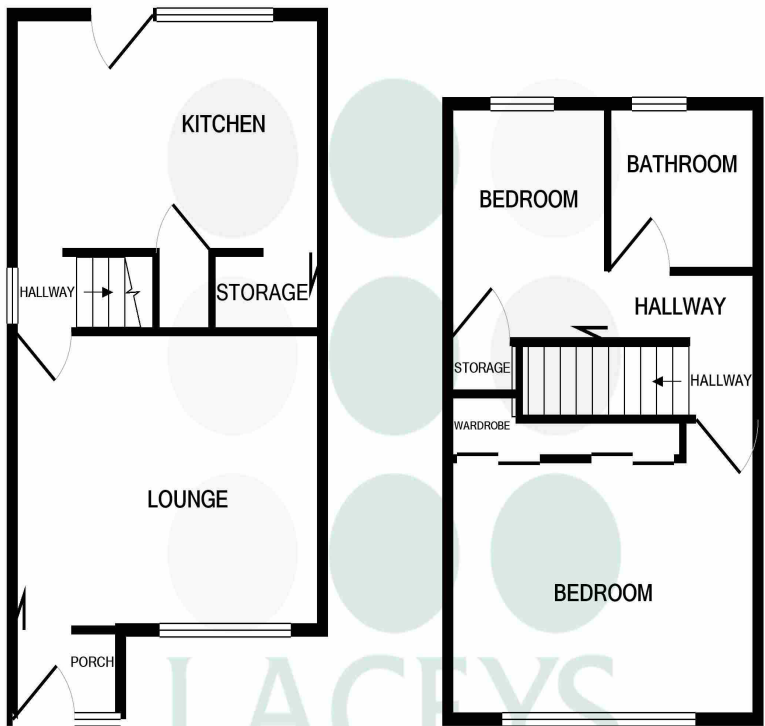
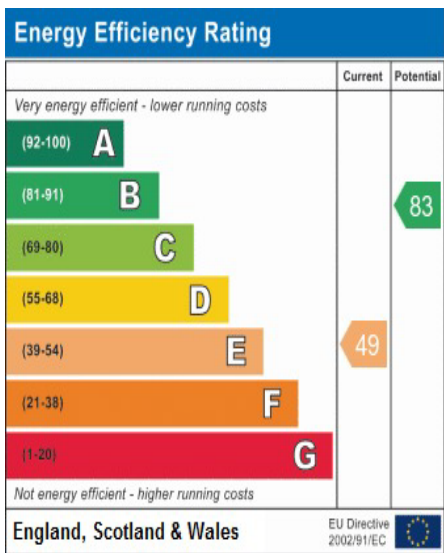
Bathroom 1.95m (6'4") x 1.82m (5'11")

With double obscured glazed window to the rear. Panel bath with shower over and glass screen. Wash hand basin. WC. Extractor fan. Tiling to splash prone areas. Radiator. Ceiling light point.



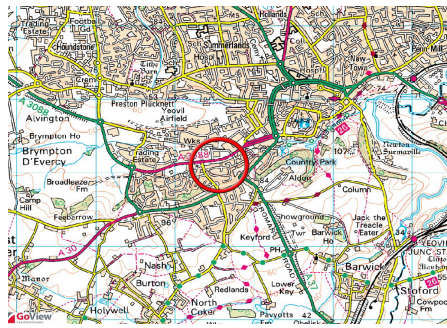
Outside

To the front of the property is a block paved driveway providing parking for two cars. A path to the side gives you access to the rear garden. The rear garden is laid to lawn with a patio as well as a decked area and timber shed.



GROUND FLOOR 1ST FLOOR

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
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