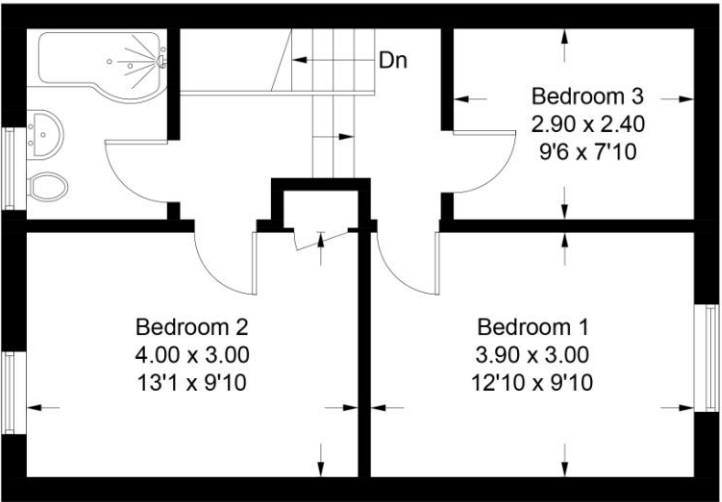


Property Location

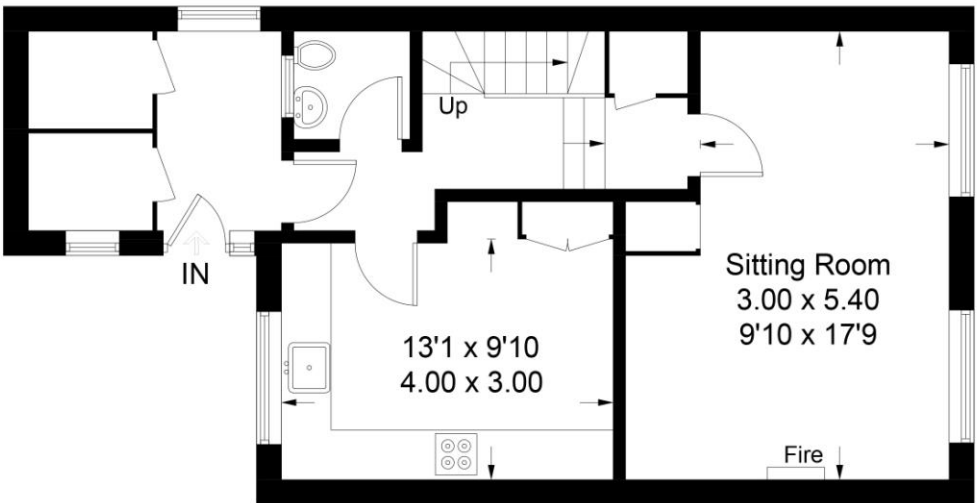
In a popular residential area of Yeovil, Wentworth Road is within easy walking distance of local shops, schools and just a 10-minute drive to Yeovil town centre. Open countryside is also a short walk away with many dog walking routes making this a popular area for families.

10 Wentworth Road, Yeovil, Somerset, BA21 5JX

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID899158)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Wentworth Road, Yeovil

Asking Price Of £165,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>



Wentworth Road
Somerset
BA21 5JX

Key features:

- Great Family Home
- Garden
- Quiet Cul-De-Sac
- Double Glazing
- Gas Central Heating
- On-Road Parking
- Close to Schools and Shops

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Martin & Co are delighted to offer to the market this spacious 3-bedroom mid-terraced house in a quiet residential area, close to local schools, shops and bus route. With low-maintenance garden, gas central heating and double glazed throughout this house has good potential for cosmetic modernisation and capital value growth.

ENTRANCE HALL: Double glazed front door leading into a porch which has doors leading into the storage area and into the main house entrance hallway. Double glazed window to the side. Concrete floor / brick walls. Two wooden doors leading into large bin/bike/gardening store. One radiator

KITCHEN 13' 1" x 9' 10" (4m x 3m) Good sized kitchen with space for dining table. Double glazed window to the front. White tiled floor and neutral walls with tiling. Wooden-laminate kitchen units with cream work-surface. Integrated gas hob, double electric oven and extractor fan. Larder cupboard. One radiator.

SITTING ROOM 17' 8" x 9' 10" (5.4m x 3m) Spacious living room with two double glazed windows. Neutral carpet and walls with one patterned panel. One radiator and electric wall-mounted fire.

CLOAKROOM: Downstairs WC with white basin and toilet. Tile-effect vinyl flooring and neutral walls. Single glazed window into the porch.

BEDROOM ONE 12' 9" x 9' 10" (3.9m x 3m) Double bedroom with double glazed window. Neutral carpet and walls. Fitted bedroom furniture. One radiator.

BEDROOM TWO 13' 1" x 9' 10" (4m x 3m) Double bedroom with double glazed window. Green carpet and neutral walls. Fitted bedroom furniture. One radiator.

BEDROOM THREE 9' 6" x 7' 10" (2.9m x 2.4m) Single bedroom with double glazed window. Brown carpet and neutral walls. One radiator.

BATHROOM: Family bathroom with white suite of toilet, basin and bath with shower above. Double glazed obscure glass window. Cream wall tiles and tile-effect vinyl flooring. Chrome heated towel rail.

OUTSIDE: The house is approached via steps down into the garden which is mostly laid to lawn with mature shrub borders. Boundaries are shiplap fencing and brick wall.

PROPERTY INFORMATION: Please note that this property is a Freehold property but has a 'flying freehold' as the garages beneath the house are owned separately. The property is of post 1965 timber-frame clad constructions. Buyers may wish to check with their mortgage lenders (if applicable) before proceeding with any offers.

