



Property Location

College Green is a modern estate of executive-style properties set out with cul de sacs leading from the central thoroughfare. Within walking distance or a short drive to Yeovil town centre, Yeovil District Hospital and the many other town amenities including shops, cinema and restaurants. Local primary and secondary schools are also within walking distance.

5 College Green, Yeovil, Somerset, BA21 4JR

Approximate Gross Internal Area = 68.0 sq m / 732 sq ft

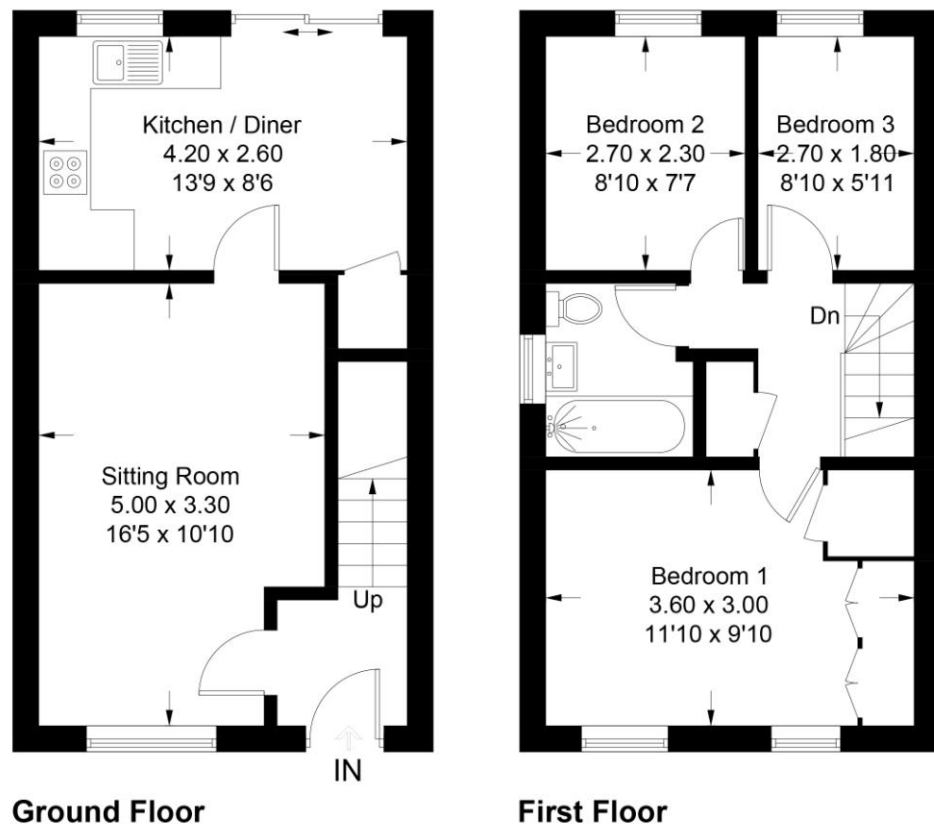


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID958093)



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.

College Green, Yeovil

Asking Price Of £265,000

**5 College Green
Somerset
BA21 4JR**

Key features:

- No Chain
- Garden
- Garage and Driveway
- Modern Property
- Kitchen-Diner
- Residential Location
- Close to Schools and Shops
- Gas Central Heating



Why you'll like it

Fantastic semi-detached 3-bedroom family home in a very popular residential area of Yeovil.
Close to local schools, shops and amenities.
Central heating, garage, driveway parking and garden.
NO CHAIN.

ENRANCE HALL Double glazed front door leading into a small entrance hall with stairs rising to the first floor ahead.
Door to sitting room.
Cream carpet with coir mat inset and neutral decor.
Radiator.

SITTING ROOM 16' 4" x 10' 9" (5m x 3.3m) Spacious sitting room with double glazed window to the front.
Neutral carpet and decor.
Radiator.

KITCHEN/DINER 13' 9" x 8' 6" (4.2m x 2.6m) The full width of the house, the kitchen with dining area benefits from double glazed window and sliding patio doors into the rear garden.
Neutral decor with cream wall tiling and grey floor tiles.
Wood-effect kitchen units with a pale grey mottled work surface.

Integrated electric oven, gas hob and extractor fan.
Appliance spaces for fridge-freezer and washing machine.
Glow Worm gas boiler.

STAIRS AND LANDING Cream carpeted stairs rise to the first floor landing.
Neutral decor.
Loft hatch.
Airing cupboard housing hot water immersion tank.

BEDROOM ONE 11' 9" x 9' 10" (3.6m x 3m) Good sized double bedroom with two double glazed windows with front aspect.
Built in over-stair cupboard and double wardrobes.
Radiator.
Neutral carpet and decor.

BEDROOM TWO 8' 10" x 7' 6" (2.7m x 2.3m) Double bedroom with double glazed window to the rear.
Radiator.
Neutral carpet and decor.

BEDROOM THREE 8' 10" x 5' 10" (2.7m x 1.8m) Single bedroom with double glazed window to the rear.
Radiator.
Neutral carpet and decor.

BATHROOM Family bathroom with double glazed window to the side.
Blue/green tiling and cream carpet.
White suite of bath, WC and basin.
Hand shower attachment over bath.
Radiator.

GARAGE 8' 6" x 17' 0" (2.6m x 5.2m) Attached single garage with driveway parking space in front.
White 'up and over' door to the front and personal door to the rear leading into the back garden.
Electrical points and lights.

GARDEN The front garden is laid to lawn with a shoulder-height hedge at the front boundary providing excellent privacy.
To the rear is a fully-enclosed pretty garden with lawn area and mature shrub borders with attractive pergola at the end of the garden.
Small patio area and shed.

