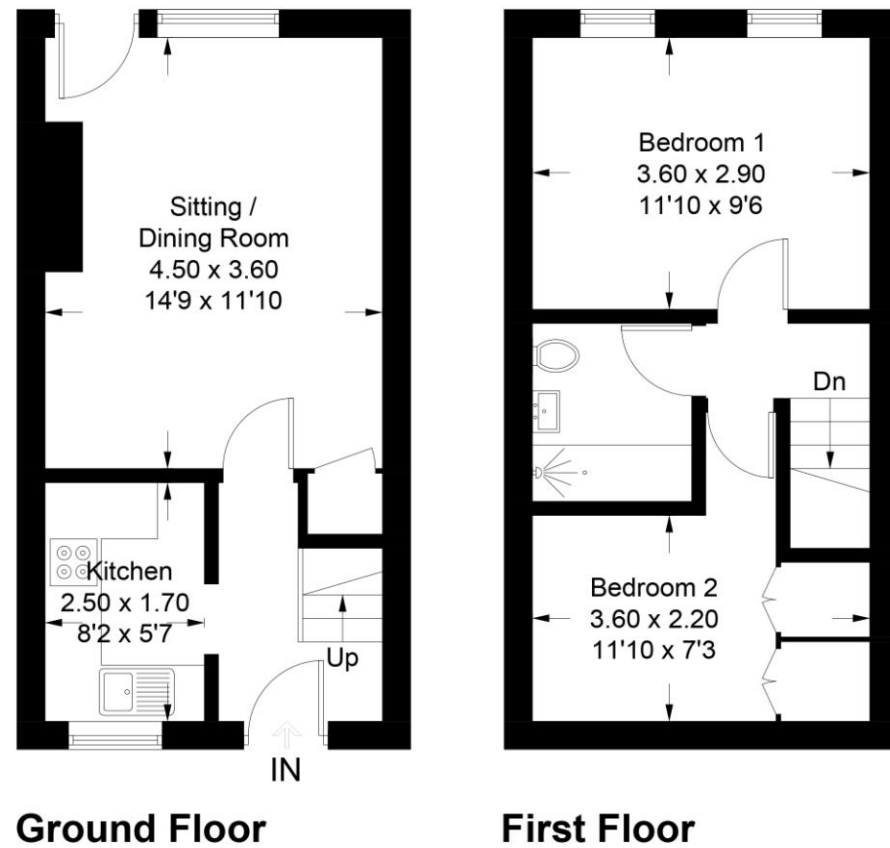


## Property Location

In a quiet residential cul de sac, this house is within short walking distance of a local convenience shops, pub and local schools. Yeovil town centre is a 5-10 minute drive away with its many amenities including shops, hospital, cinema and theatre.

**116 Runnymede Road, Yeovil, Somerset, BA21 5SZ**

Approximate Gross Internal Area = 52.8 sq m / 568 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1003277)



**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.

## Runnymede Road, Yeovil

Asking Price Of £180,000



116 Runnymede Road  
Somerset  
BA21 5SZ

Key features:

- Ideal Home for First Time Buyer
- Ideal Investment Property
- Potential Monthly Rent £800pcm
- Brand New Gas Boiler
- Newly Decorated
- New Flooring Throughout
- Plenty of Storage
- Close to Schools and Shops



SITTING ROOM/DINING ROOM 14' 9" x 11' 9" (4.5m x 3.6m) Good sized reception room with double glazed door and window to the rear.  
Newly painted white and new light brown carpet.  
Radiator and electric fire.  
Under stairs cupboard providing good storage.  
Aerial point.

STAIRS AND LANDING Newly carpeted stairs rise to the first floor landing.  
White walls.  
Loft hatch.

BEDROOM ONE 11' 9" x 9' 6" (3.6m x 2.9m) Double bedroom with two double glazed windows to the rear.  
Newly painted white walls and new light brown carpet.  
Radiator.

BEDROOM TWO 11' 9" x 7' 2" (3.6m x 2.2m) Double bedroom with a double glazed window to the front.  
Newly painted white walls and new light brown carpet.  
Radiator.  
Two built in storage cupboards.

BATHROOM Family bathroom at the centre of the house.  
Fully tiled walls and vinyl flooring.  
White suite of bath, with shower above, basin and toilet.  
Extractor fan and radiator.

GARDEN The house is approached via pathway with a wooded area to the front with footpath.  
The garden to the front is laid to lawn. To the rear is a garden with patio and lawn areas.  
There is a gate at the end of the garden leading to the parking area.  
There is one allocated parking space and plenty of visitor parking.



Why you'll like it

Newly refurbished 2-bedroom home - ideal starter home or investment property.  
Immaculate presentation throughout with new decor and carpets.  
Gardens to front and rear.  
New gas combi boiler.

ENTRANCE HALL Double glazed front door with small storm porch.  
Opening into the entrance hall with stairs rising to the first floor ahead and doors to the kitchen and reception room.  
Radiator and new gas combi boiler wall-mounted at bottom of stairs.  
Telephone point.  
Light brown new carpet and white painted walls.

KITCHEN 8' 2" x 5' 6" (2.5m x 1.7m) Modern kitchen with double glazed window to the front.  
Opening from hall (no door).  
White units with a black laminate work surface.  
Appliance spaces for washing machine, fridge freezer and oven.  
Vinyl flooring and white walls.

