

Property Location

Situated at the edge of the South Somerset of Stoford which benefits from being 5 minutes' drive into the large town of Yeovil with its many amenities as well as having its own main line railway station a short walk away from the house.

30 Yeo Valley, Stoford, Yeovil, Somerset, BA22 9UX

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft

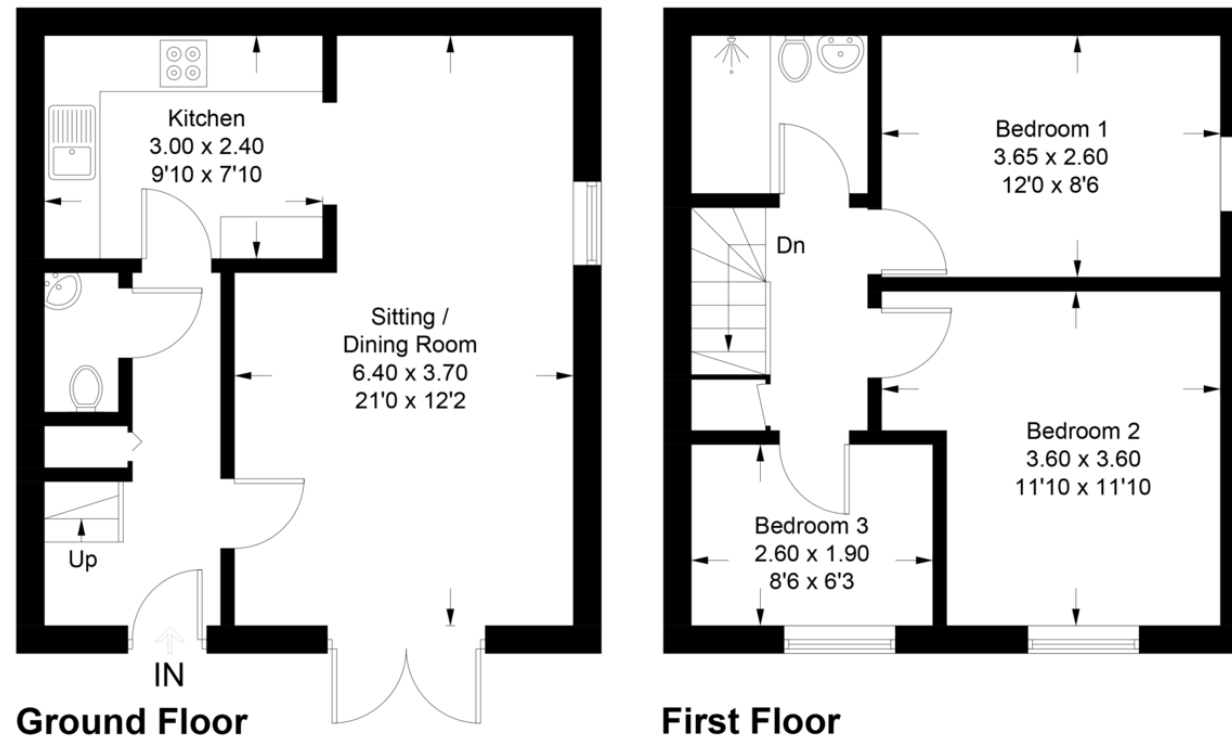


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1033609)



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.

Yeo Valley, Stoford

Asking Price Of £190,000

30 Yeo Valley
Yeovil
BA22 9UX

Key features:

- Village Location
- Allocated Parking
- Garden to Front
- Three Bedrooms
- Downstairs Cloakroom
- Short Drive to Town
- Electric Heating
- Surrounding Countryside



Why you'll like it

Fantastic modern village end-of-terrace property with 3 double bedrooms, spacious accommodation, allocated parking and a fantastic location just 5 minutes drive from the many amenities and shops of the market town of Yeovil.

On the edge of the village of Stoford, which benefits from a mainline railway station (London in just over 2 hours), the small Yeo Valley development benefits from a beautiful rural village setting but has all the advantages of good transport connections.

An ideal family home or investment property which would attract professional tenants.

ENTRANCE HALL White double glazed front door leading into the ground floor hall.

Doors to the sitting room to the right and kitchen ahead.

Under stairs cupboard and door to cloakroom.

Stairs rising to first floor.

Neutral decor and washed-oak laminate flooring.

Electrical consumer unit and electric storage heater.

KITCHEN 9' 10" x 7' 10" (3m x 2.4m) With doors from both the hallway and dining area, the kitchen is a very useful central hub of the house.

With a range of cream/wood trim units and black laminate work surface. Washed-oak effect laminate flooring and neutral decor with white tiling. Electric oven, hob and extractor fan. Appliance spaces for washing machine and dishwasher. Under-counter lighting.

SITTING/DINING ROOM 20' 11" x 12' 1" (6.4m x 3.7m) Spacious open plan living space with double glazed French doors to the front opening to the garden area. Double glazed window to the side. Washed-oak laminate flooring and pale grey decor. Two electric storage heaters.

STAIRS AND LANDING Grey carpeted stairs rise to the first floor landing. Neutral decor. The first floor benefits from 2.9m high ceilings giving a great sense of space. Airing cupboard.

BEDROOM ONE 11' 11" x 8' 6" (3.65m x 2.6m) Double bedroom with double glazed window to the side. Dimplex electric heater. Grey carpet and neutral decor.

BEDROOM TWO 11' 9" x 11' 9" (3.6m x 3.6m) Double bedroom with double glazed window to the front. Dimplex electric heater. Grey carpet and neutral decor.

BEDROOM THREE 8' 6" (2.61.9m) Single bedroom with double glazed window to the front. Dimplex electric heater. Grey carpet and neutral decor.

BATHROOM With white suite of WC, basin and bath with shower above. Sky light in ceiling. Blue tile-effect vinyl flooring and white tiled walls. Extractor fan. Dimplex electric heater.

OUTSIDE There are two allocated parking spaces, together with ample visitor parking. To the front is a gravelled garden area.

