

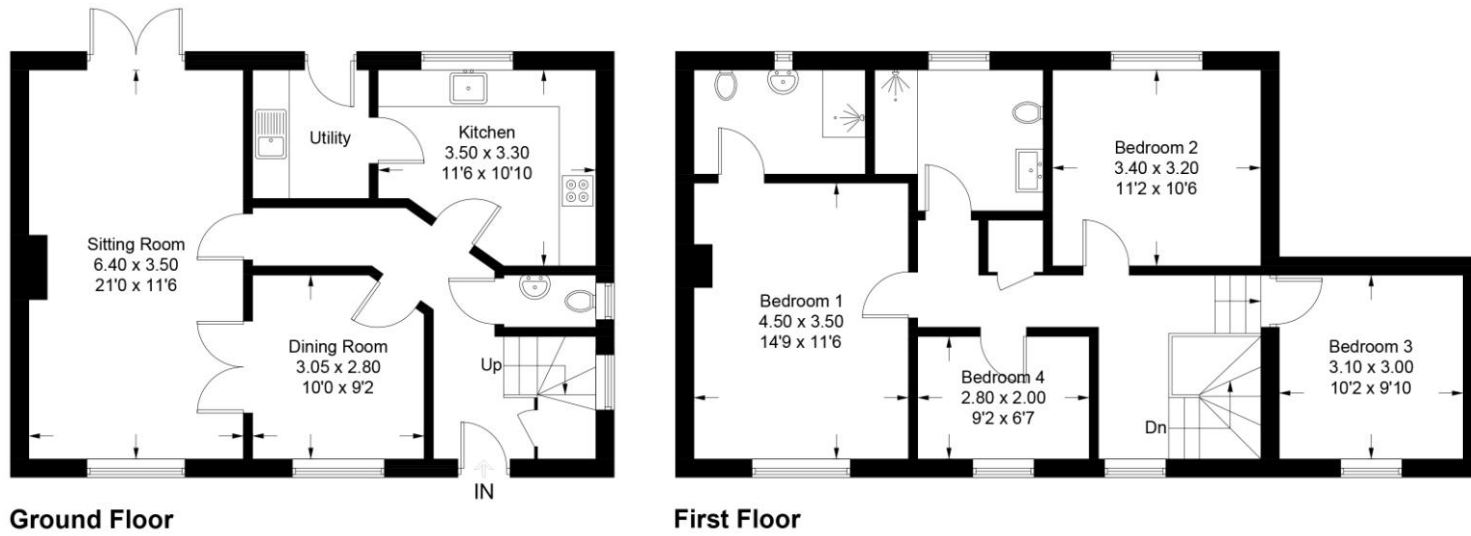


Property Location

Abbots Meade is a highly desirable cul-de-sac development built to the rear of Yeovil Abbey grounds and number 33 has views to the rear over the Abbey. Within short walking distance of supermarkets, shops and schools, this is an ideally-situated family home at the heart of Yeovil.

33 Abbots Meade, Yeovil, Somerset, BA21 3PJ

Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057401)



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.



Abbots Meade, Yeovil,

Asking Price Of £360,000



33 Abbots Meade Yeovil BA21 3PJ

Key features:

- South-Facing Garden to Rear
- Garage and Parking
- Gas Central Heating
- Views Of the Abbey
- Cul-De-Sac Location
- Master En Suite
- Four Bedrooms
- Two Receptions



Why you'll like it

CHAIN FREE - this well-appointed and spacious 4-bedroom modern house in the highly desirable Abbots Meade development with large South-facing garden, garage and rear views over the Abbey and its grounds. Early viewing recommended.

ENTRANCE HALL Double glazed front door leading into the light and spacious ground floor hallway with doors leading to rooms either side and stairs rising to the first floor to the right. Neutral decor and carpet. Radiator and under-stairs cupboard for storage.

KITCHEN 11' 5" x 10' 9" (3.5m x 3.3m) With double glazed windows to the rear in a southerly direction, this is a bright and cheerful room. Door to the utility room, leading to the rear garden. A range of wooden kitchen units with black laminate work surface. Neutral decor and grey wall tiles. Tile-effect vinyl flooring. Appliance space for dishwasher, integrated gas hob, electric oven and extractor hood. Radiator.

UTILITY ROOM Double glazed door to the rear garden. Kitchen unit with one cupboard, work surface and sink. Appliance spaces for washing machine and tumble drier. Worcester gas boiler. Neutral decor, grey tiling and vinyl flooring. Extractor fan.

SITTING ROOM 20' 11" x 11' 5" (6.4m x 3.5m) Large sitting room with double glazed French doors to the rear garden and window to the front. Cream carpet and neutral decor. Two radiators and gas feature fireplace. Double glazed doors to the dining room.

DINING ROOM 10' 0" x 9' 2" (3.05m x 2.8m) Second reception room with double glazed window to the front. Neutral decor and carpet. Radiator.

CLOAKROOM Ground floor WC with double glazed window to the side (to driveway arch), neutral decor, vinyl flooring and white tiles. White toilet and hand-wash basin. Electrical consumer unit high level and radiator.

STAIRS AND LANDING Curved stairs rising to the first floor. Neutral carpet and decor. Double glazed window to the front. The landing has the benefit of an airing cupboard. Loft hatch and radiator.

BEDROOM ONE 14' 9" x 11' 5" (4.5m x 3.5m) Large double bedroom with en suite shower room. Double glazed window to the front. Brown carpet and neutral decor. Radiator.

EN SUITE With double glazed window to the rear. White suite of toilet, pedestal basin and large shower cubicle with electric shower. White tiling with blue and yellow trim and vinyl flooring. Radiator and extractor fan.

BEDROOM TWO 11' 1" x 10' 5" (3.4m x 3.2m) Double bedroom with double glazed window to the rear. Brown carpet and neutral decor. Radiator.

BEDROOM THREE 10' 2" x 9' 10" (3.1m x 3m) Double bedroom with double glazed window to the front. Brown carpet and neutral decor. Radiator and loft hatch.

BEDROOM FOUR 9' 2" x 6' 6" (2.8m x 2m) Single bedroom with double glazed window to the front. Brown carpet and neutral decor. Radiator.

BATHROOM Family bathroom with double glazed window to the rear. White tiles with yellow seashell trim. Vinyl flooring. White toilet, pedestal basin and bath with shower above and folding screen. Extractor fan and radiator.

OUTSIDE The rear of the property is accessed via the archway between the semi-detached houses. There is a single garage with driveway parking in front. Large garden to the rear mainly laid to lawn with small patio area adjacent to the house.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

