



## Property Location

Located on the Eastern side of Yeovil with local schools and shops within easy reach on foot or by car. Yeovil is the bustling hub of South Somerset with superstores, District Hospital, cinema/bowling complex, theatre and many other amenities.

41 Rosebery Avenue, Yeovil, Somerset, BA21 5LN

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft

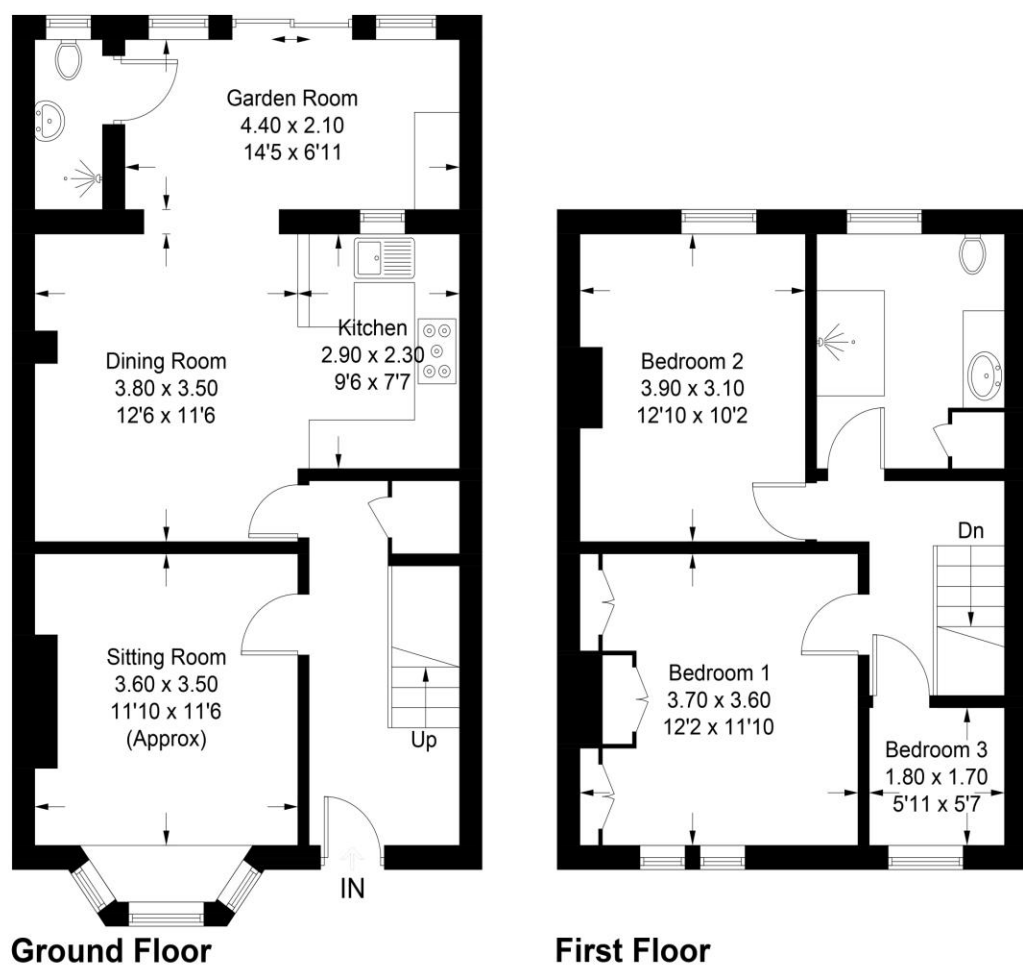


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076752)



**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.



## Rosebery Avenue, Yeovil

Asking Price Of £230,000



41 Rosebery Avenue  
Yeovil  
BA21 5LN

**Key features:**

- Beautiful Presentation Throughout
- Extended to Rear
- Ground Floor WC / Wet Room
- Large Garden Perfect for Entertaining
- Gas Central Heating
- Wood-Burning Stove
- Period Features
- Original Victorian Floor Tiles



**Why you'll like it**

Stunning extended Victorian semi-detached house, immaculately presented in contemporary jewel colours and modernised throughout but retaining a plethora of period features. Large garden perfect for entertaining with patios, decking, seating areas and water features. Great location, convenient for the town centre, schools and shops.

**ENTRANCE HALL** Navy blue double glazed front door leading into the main entrance hall with beautiful original Victoria tiled floor and neutral decor. Stairs rise to the first floor with storage and cupboard space beneath. White painted doors lead to the sitting room and dining room. White painted wood-work throughout giving a sense of light and a modern feel to the period cornices and coving. Radiator and small cupboard housing the meters.

**SITTING ROOM** 11' 9" x 11' 5" (3.6m x 3.5m) Spacious living room with double glazed bay window to the front. Patterned wallpaper and dark green colouring give a contemporary yet fitting feel to this period property, which is replicated throughout the house. Neutral carpet. Wood-burning stove and radiator.

**DINING ROOM** 11' 5" x 12' 5" (3.5m x 3.8m) The open plan kitchen-diner, leading into the rear extension is a truly wonderful space, perfect for families and entertaining. The dining area benefits from parquet wood-effect vinyl flooring and white papered walls. Radiator.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**KITCHEN** 9' 6" x 7' 6" (2.9m x 2.3m) Modern kitchen with a range of fitted cream units providing plenty of storage space and wood-effect laminate work-surface. Cream tiled flooring and light grey contemporary wall tiles. Lamona range cooker with 5-ring gas hob and double electric oven. Black composite sink and over-hob extractor (to be installed prior to sale). Double glazed window into the rear extension.

**GARDEN ROOM** 14' 5" x 6' 10" (4.4m x 2.1m) Open archway from kitchen-diner into the rear extension which provides additional living space and a utility area with work surface and appliance spaces for fridge-freezer and washing machine. Double glazed windows and sliding patio doors opening to the rear. Cream floor tiling, white decor and radiator.

**WET ROOM** Ground floor WC and wet room shower. Double glazed window to the rear. Modern cream tiling to walls and floor. White toilet and hand-wash basin. Thermostatic shower and chrome heated towel rail.

**STAIRS AND LANDING** Light grey carpeted stairs rise to the first floor landing with white bannisters and mid-grey walls. Loft hatch with fitted ladder giving access to above. The loft is partially boarded.

**BEDROOM ONE** 11' 9" x 12' 1" (3.6m x 3.7m) Double bedroom with double glazed windows to the front. Neutral decor and light grey carpet. Large built-in wardrobes providing plenty of storage. Radiator.

**BEDROOM TWO** 12' 9" x 10' 2" (3.9m x 3.1m) Double bedroom with double glazed window to the rear. Dark blue carpet with white and blue decor. Radiator.

**BEDROOM THREE / STUDY** 5' 10" x 5' 6" (1.8m x 1.7m) Cot room or study, the third bedroom has a double glazed window to the front, white and blue decor and high-gloss laminate flooring.

**BATHROOM** A really special room in this house, the bathroom has been refurbished to a luxury standard with large wet-room style shower with fixed screen, hand shower and waterfall above. Period-style black and white tiled flooring, black vertical radiator and a fitted furniture unit with bowl basin above. Double glazed window to the rear. Corner cupboard housing the Worcester gas combi boiler. Dark blue jewel colours with white tiling and painted brick work.

**GARDEN** Large rear garden with side access via gate. Mostly laid to lawn centrally with path running to the rear, the garden is set up with entertaining in mind. There is a patio adjacent to the house together with decked seating area at the rear of the garden with lighting. A pretty ornamental pond adds interest whilst there is a large wooden shed with electrical supply, plus wood store providing ample storage space. The front of the house is approached via wrought-iron gate across an ornamental front garden. Parking is unrestricted and on-road.

