



Property Location

Close to nearby schools, shops and the town centre, Coronation Avenue also benefits from the many amenities of the bustling market town of Yeovil including District Hospital, cinema, theatre, restaurants and shopping centre.

63 Coronation Avenue, Yeovil, Somerset, BA21 3DZ

Approximate Gross Internal Area = 91.2 sq m / 982 sq ft

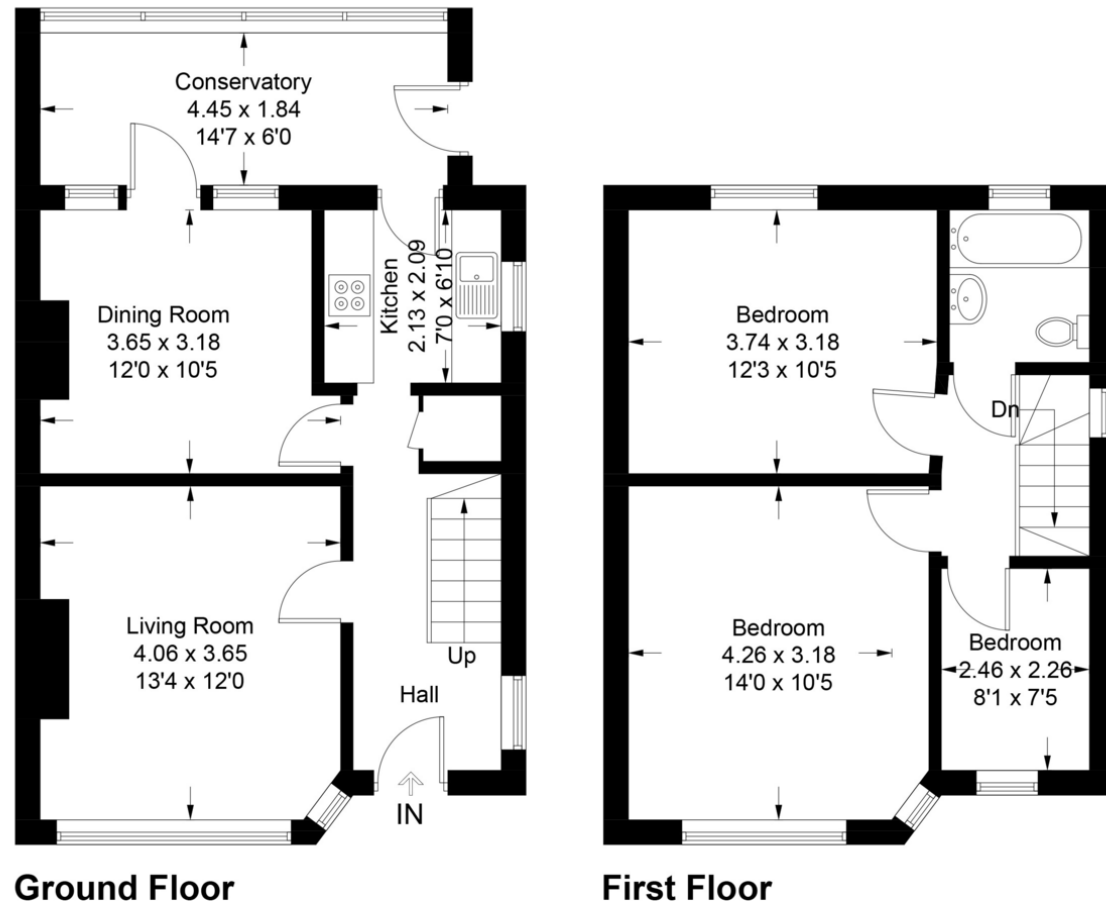


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1086935)



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.

Coronation Avenue, Yeovil

Offers In Region Of £250,000

63 Coronation Avenue
Yeovil
BA21 3DZ

Key features:

- Spacious Accommodation
- Two Reception Rooms
- Gardens to Front and Rear
- Gas Central Heating
- Utility-Conservatory to the Rear
- Space to Extend
- Immaculate Presentation
- Close to Schools and Shops



Why you'll like it

Spacious and attractive 3-bedroom family home with good-sized gardens to the front and rear, driveway parking for 2 cars, and beautifully presented throughout. Benefitting from gas central heating and double glazing throughout. New electrics and consumer unit fitted. Scope to extend with single or double story extension - Electrics routed ready for connection. Coronation Avenue is conveniently located within easy walking distance of local schools, shops and other town amenities.

ENTRANCE HALL Wooden front door leading into a welcoming ground floor hallway which is light and airy with double glazed window to the side and white walls. Engineered wooden flooring. Radiator with attractive black radiator cover. Stairs rising to the first floor with black painted woodwork and decorative stair fronts.

LIVING ROOM 13' 3" x 11' 11" (4.06m x 3.65m) Spacious reception room with double glazed windows to the front. Continuation of the attractive wooden flooring and grey walls with dark blue feature paintwork and arched alcove to one wall. Radiator. Oak Veneer door to the room (and throughout the house).

DINING ROOM 11' 11" x 10' 5" (3.65m x 3.18m) Second reception room with single glazed windows and door to the rear conservatory / lean-to. Wood-effect vinyl flooring and neutral decor. Alcove and radiator.

KITCHEN 6' 11" x 6' 10" (2.13m x 2.09m) Modern 'galley-style' kitchen with fitted white high-gloss units and marble-effect work-surface.

Double glazed window to the side and wooden door leading to the rear. Appliance spaces for oven and washing machine. White tiling and dark grey painted wall at the rear. Cream coloured vinyl flooring. Worcester Bosch gas combi boiler.

STAIRS AND LANDING The stylish stairs rise to the first floor landing with neutral walls and grey carpet. Loft hatch and large double glazed window to the side.

BEDROOM ONE 13' 11" x 10' 5" (4.26m x 3.18m) Master bedroom with double glazed bay windows to the front. Neutral carpet and decor. Large fitted custom-made dark-wood wardrobes providing considerable storage space with a stylish finish. Radiator.

BEDROOM TWO 12' 3" x 10' 5" (3.74m x 3.18m) Double bedroom with double glazed window to the rear. Pink walls and neutral carpet. Radiator.

BEDROOM THREE 8' 0" x 7' 4" (2.46m x 2.26m) Single bedroom with double glazed window to the front. Neutral carpet and pale blue walls. Radiator.

BATHROOM Family bathroom with double glazed window to the rear. Modern white suite of WC, bath with shower above and fixed screen, plus basin with cupboard beneath. Dark tiled flooring and blue ceramic tiled walls. Extractor fan and radiator.

OUTSIDE The house benefits from good-sized gardens to the front and rear with side passage. The front is laid to lawn with a brick front wall, gravel path and driveway parking for 2 cars. A grey-painted bespoke wooden gate with key lock leads to the side and rear gardens. The rear is completely enclosed with a wall and fencing completing the boundaries. The garden is mostly laid to lawn with a paved patio adjacent to the house.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current (Potential)
A (92-100)	64
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Full energy efficient - higher running costs	
England, Scotland & Wales	

