

Property Location

Located in a highly desirable area of Yeovil, within the catchment area of Holy Trinity Primary School and walking distance to local shops and Leonard Helicopters.

46 Beechwood, Yeovil, Somerset, BA20 2NE

Approximate Gross Internal Area = 52.1 sq m / 561 sq ft

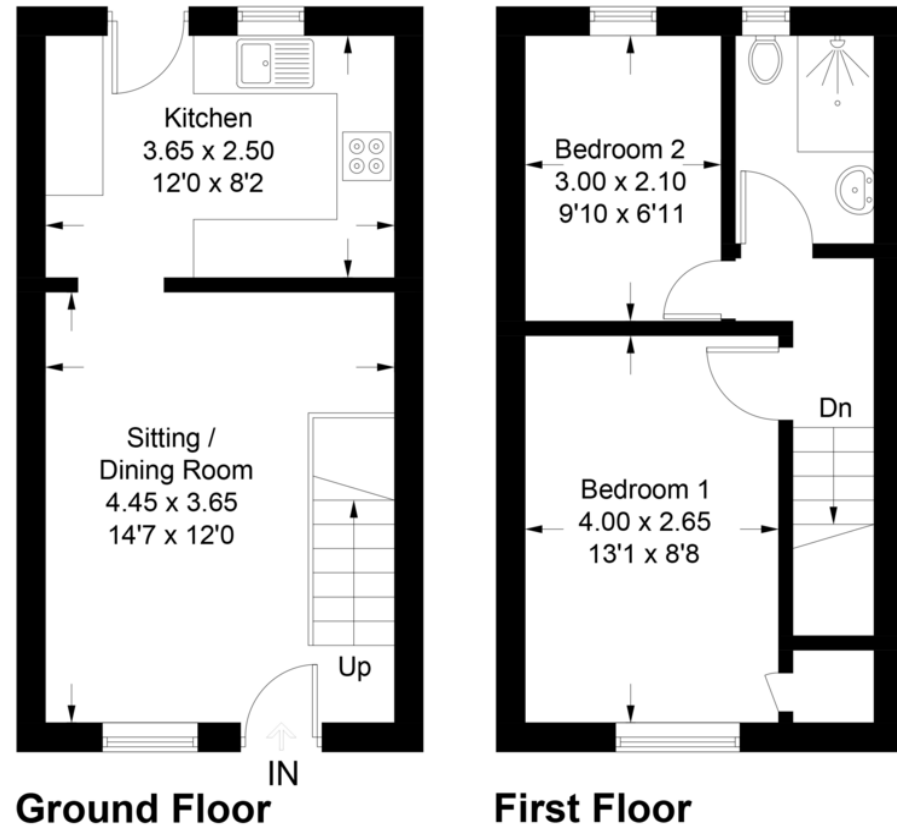


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1105917)



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.

Beechwood, Yeovil

Offers In Region Of £197,000



46 Beechwood
Somerset
BA20 2NE

Key features:

- Highly Desirable Location
- Garage
- Gardens to Front and Rear
- Gas Central Heating
- Modern Kitchen and Bathroom
- Two Double Bedrooms
- Holy Trinity Catchment Area
- Walking Distance to Shops.



Why you'll like it

Fantastic 2-bedroom mid-terraced home in the highly desirable Samsons Wood estate on the Southern side of Yeovil, with garage, garden, gas central heating and in the catchment zone for Holy Trinity Primary School. Within walking distance of the town amenities and local shops, this house is presented in fresh, neutral tones throughout with a modern feel, having been built in 1981. A great first home or investment buy, with a potential rental yield of 5.5% at asking price.

SITTING/DINING ROOM 14' 7" x 11' 11" (4.45m x 3.65m) Double glazed white front door opening into the main reception room which is spacious and light, with plenty of space for both seating and dining areas. Stairs rise to the first floor on the right and an archway leads ahead to the kitchen. The room has a double glazed window to the front, white decor and washed-oak laminate flooring. Radiator. Small cupboards housing the gas meter and electrical consumer unit.

KITCHEN 11' 11" x 8' 2" (3.65m x 2.5m) Modern good-sized kitchen with double glazed window and door with cat flap to the rear garden. Fitted white units with a wood-effect laminate work surface. Breakfast bar on the left-hand side.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Appliance spaces for fridge freezer, washing machine and free-standing oven. Wood-effect vinyl flooring and white decor.

STAIRS AND LANDING Grey carpeted stairs rise to the first floor landing with white walls and white painted woodwork. Loft hatch.

BEDROOM ONE 13' 1" x 8' 8" (4m x 2.65m) Double bedroom with double glazed window to the front. White decor and wooden-laminate flooring. Radiator. Cupboard over the stairs housing the Worcester gas boiler.

BEDROOM TWO 9' 10" x 6' 10" (3m x 2.1m) Small double bedroom with double glazed window to the rear. White decor and grey carpet. Radiator.

BATHROOM Modern bathroom with white suite of toilet, pedestal basin and bath with shower above and fixed screen. Tile-effect dark grey laminate flooring and white wall tiles. Double glazed window to the rear and extractor fan. Chrome heated towel rail.

GARAGE Single garage in block to the rear of the terrace. Up and over door.

GARDEN To the front of the house is a sloping garden laid to lawn with stepped pathway leading up to the front door. The rear garden is laid in sections up the slope with the woods south of the estate at the top. There is a decked area adjacent to the house, lawn with mature shrubs and at the top a further un-cultivated area. Steps lead up the side of the garden.

