



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.

8 Ivy Walk, Yeovil, Somerset, BA20 2NU

Approximate Gross Internal Area
63.6 sq m / 685 sq ft

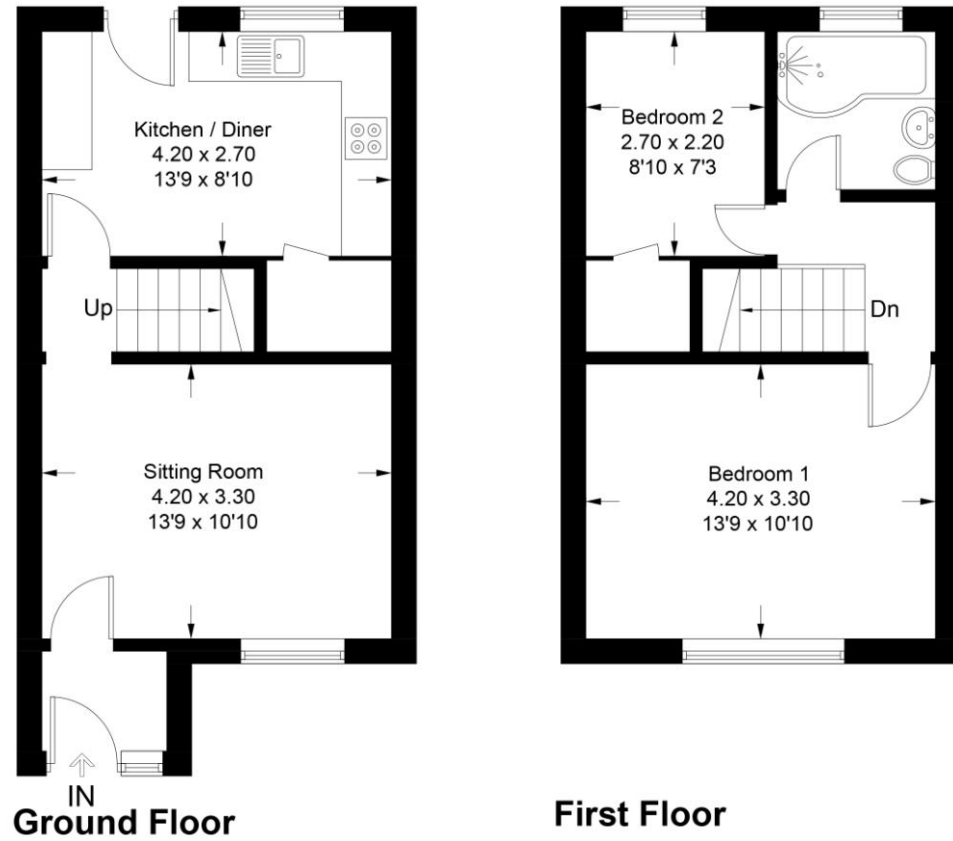


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110118)



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.

Ivy Walk, Yeovil

Asking Price Of £210,000



8 Ivy Walk
Somerset
BA20 2NU

Key features:

- Popular Residential Area
- Close to Leonardo Helicopters
- Close To Town Centre
- Garden
- Garage
- Holy Trinity Primary School Catchment
- Plenty of Storage
- Modern Kitchen and Bathroom



Why you'll like it

Fantastic 2 bedroom end of terrace house in a popular residential area close to Leonardo Helicopters and Yeovil town centre with garden, garage and gas central heating. This ideal family starter home or rental investment has plenty to offer and benefits from a sitting room and separate large, fully fitted kitchen downstairs with attractive rear garden, and large double master bedroom with built in wardrobe space and single second bedroom. The family bathroom is a modern suite whilst there is plenty of storage space throughout. There is off-road parking and garage.

ENTRANCE HALL / PORCH Double glazed front door leading into an entrance porch with further wooden door ahead leading into the sitting room. Ideal area for coats, shoes etc. Cream tiled floor and pale blue decor. Radiator.

SITTING ROOM 13' 9" x 10' 9" (4.2m x 3.3m) Good sized sitting room with double glazed window to the front. Pale blue decor and light brown carpet. Radiator.

KITCHEN/DINER 13' 9" x 8' 10" (4.2m x 2.7m) Spacious kitchen-diner with double glazed door and window to the rear. Modern fitted kitchen with a range of wood-effect units and dark wooden laminate work surface. White tiles and neutral walls but with an attractive floral wallpaper feature wall. The flooring is cream ceramic tiles.

Integrated electric double oven, ceramic hob and extractor fan. Appliance spaces for under counter fridge, freezer and washing machine. Under stair cupboard giving plenty of storage space.

STAIRS AND LANDING Light brown carpeted stairs rise centrally to the first floor landing. Pale blue decor. Loft hatch.

BEDROOM ONE 13' 9" x 10' 9" (4.2m x 3.3m) Large master bedroom with double glazed window to the front. Pale blue walls and wooden laminate flooring. Large fitted wardrobes with 5 doors. Radiator.

BEDROOM TWO 8' 10" x 7' 2" (2.7m x 2.2m) Single bedroom with double glazed window to the rear. Pink carpet and pale blue walls. Radiator. Fitted wardrobe.

BATHROOM Modern bathroom with white suite of large 'pear-shaped' bath with shower above, toilet and pedestal basin. Wooden laminate flooring and beige wall tiling. Chrome heated towel rail. Double glazed window to the rear.

GARDEN The front of the house is accessed by pedestrian only pathway and grass area from the main parking area. The garden is laid to lawn with mature shrubs and hedging providing the boundary between number 8 and next door. The rear garden has a gate leading from a rear passageway from the garages area. The garden is mostly laid to lawn with a small area of patio adjacent to the house.

GARAGE Single garage in block to the rear of the property.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

