

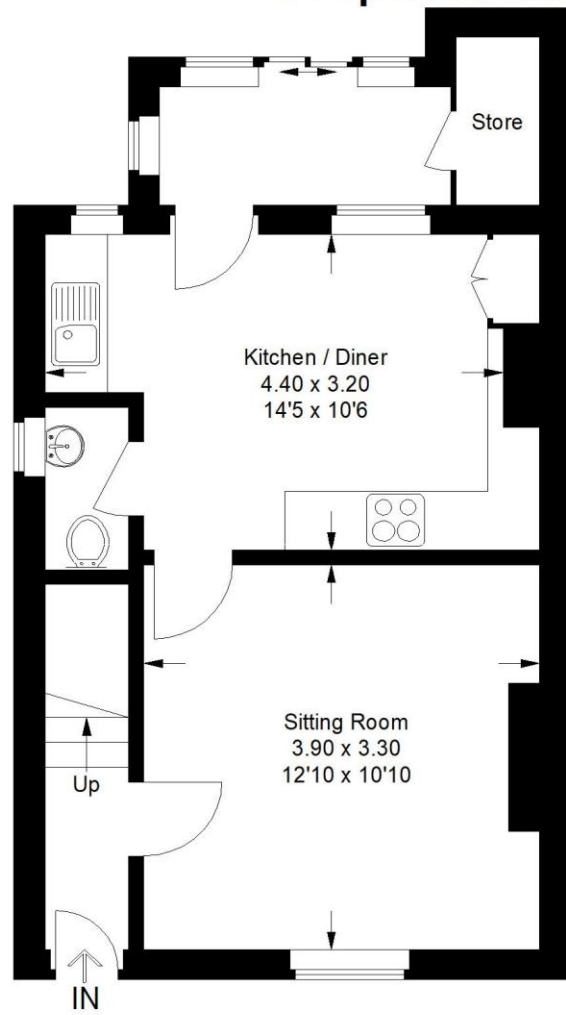


## Property Location

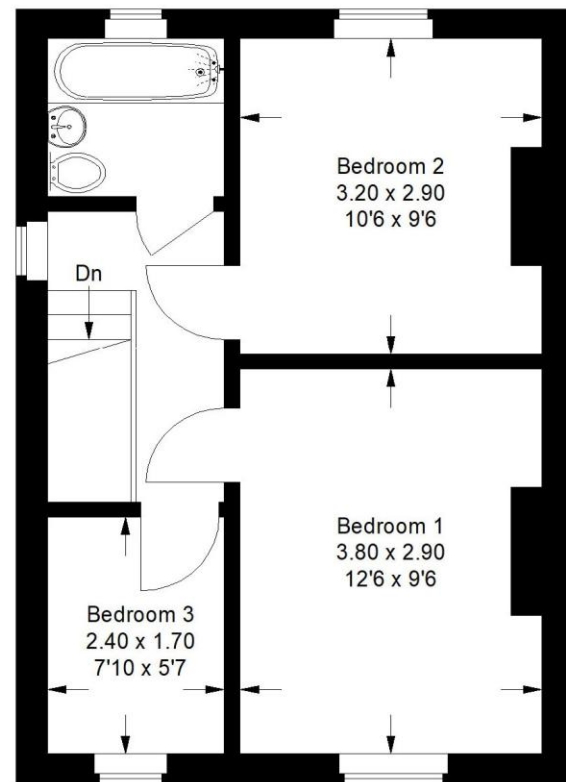
Sparrow Road is ideally located for easy access to Yeovil town centre and its many amenities as well as Yeovil District Hospital, being just a 5-minute walk away. Local schools are also within easy walking distance.

### 61 Sparrow Road, Yeovil, Somerset, BA21 4BY

Approximate Gross Internal Area  
75.1 sq m / 808 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2024 (ID1113677)



**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.

## Sparrow Road, Yeovil

Offers In Region Of £189,950



61 Sparrow Road  
Somerset  
BA21 4BY

Key features:

- Close to Yeovil District Hospital
- Walking Distance to Town Centre
- Rear Garden
- Kitchen-Diner
- Off-Road Parking for 1 Car
- Cosmetic Modernisation Required
- Electric Heating
- Ideal Investment
- Buy To Let



Why you'll like it

New to the market is this semi-detached 3 bedroom family home, which benefits from being ideally located within walking distance of both Yeovil District Hospital and the town centre. Comprising of an entrance hall, lounge, kitchen/diner and downstairs W/C to the ground floor plus 3 bedrooms and a family bathroom to the first floor. Outside there is a garage, one off-road parking space and rear garden.

**ENTRANCE HALL** Double glazed front door under arched external porch, opening into the small ground floor hallway. Neutral decor and floor boards. Electric storage heater and consumer unit.

**SITTING ROOM** 10' 9" x 12' 9" (3.3m x 3.9m) Good sized reception room with double glazed window to the front. Brown carpet and neutral walls. Fireplace with stove (not in use). Electric storage heater.

**KITCHEN/DINER** 14' 5" x 10' 5" (4.4m x 3.2m) Spacious kitchen diner, ideal for family living.

With two double glazed windows and wooden door to the rear. A range of white kitchen units with wood-effect laminate work surface. Green tiling and neutral decor with a wood-effect vinyl flooring. Integral electric hob, oven and extractor fan. Appliance spaces for washing machine, dishwasher and fridge freezer. Fitted larder cupboard.

**CLOAKROOM** Downstairs WC with door from kitchen-diner. White toilet and hand wash basin with cupboard beneath. Double glazed window to the side. Tile-effect vinyl flooring, neutral decor and cream tiles with a decorative trim.

**LEAN TO / STORE** 9' 2" x 3' 11" (2.8m x 1.2m) Rear wooden-framed lean to providing useful boot and storage space. Single glazing and door to the brick outhouse / store.

**STAIRS AND LANDING** Brown carpeted stairs rise to the first floor landing. Neutral decor. Double glazed window to the side and loft hatch.

**BEDROOM ONE** 9' 6" x 12' 5" (2.9m x 3.8m) Good sized double bedroom with double glazed window to the front. Neutral decor and brown carpet, Original fireplace and electric storage heater.

**BEDROOM TWO** 9' 6" x 10' 5" (2.9m x 3.2m) Double bedroom with double glazed window to the rear. Neutral decor and brown carpet, Original fireplace and electric heater.

**BEDROOM THREE** 7' 10" x 5' 6" (2.4m x 1.7m) Single bedroom with double glazed window to the front. Neutral decor and brown carpet, Electric heater.

**BATHROOM** With white suite of bath, basin and toilet with white fitted furniture /cupboards. Electric shower over the bath with fixed screen. Electric chrome heated towel rail. Marble effect grey tiles and vinyl flooring. Double glazed window to the rear.

**GARAGE** 8' 2" x 15' 8" (2.5m x 4.8m) Single garage to the rear of the property accessed via shared driveway. Up and over door.

**OUTSIDE** The front of the property is accessed by shared gates with the neighbouring property and driveway to the garages. There is a path up to the front door of number 61 and the front garden has been laid to concrete providing one off-road private parking space with mature planted borders to the sides. A side gate leads to the rear garden, which consists of a patio area adjacent to the house, central pathway and gravel areas with planting. There are several mature shrubs and trees including an apple tree in the rear area.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

