

## 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.

50 Beechwood, Yeovil, Somerset, BA20 2NE

Approximate Gross Internal Area = 49.2 sq m / 529 sq ft

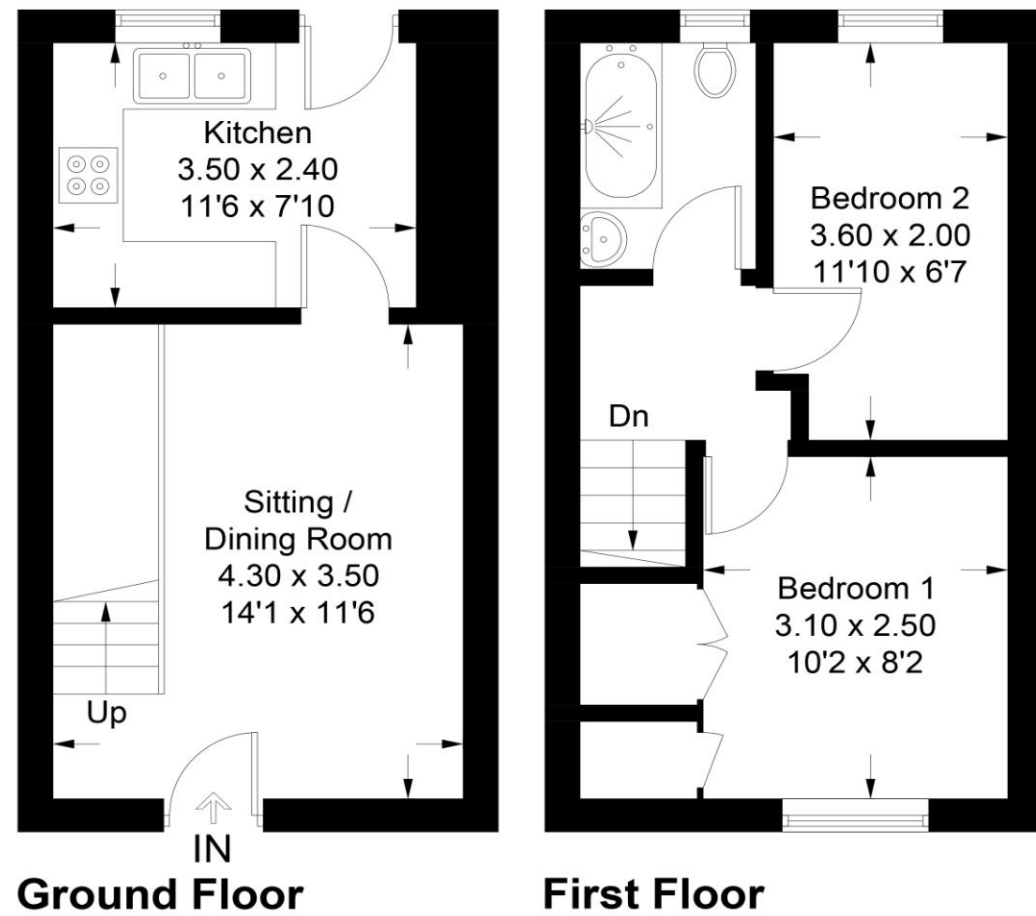


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1121213)



**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

Asking Price Of £195,000





50 Beechwood  
Somerset  
BA20 2NE

Key features:

- Garden
- Garage
- Gas Central Heating
- Modern Kitchen and Bathroom
- School Catchment - Holy Trinity Primary
- Close to Leonardo Helicopters
- Close to Local Shops



Why you'll like it

Fantastic two-double bedroom family home with garage and garden in a popular residential area of Yeovil. With modern fixtures and fittings throughout, gas central heating and double glazing, this is an ideal starter home or buy to let investment. Early viewing recommended.

**SITTING/DINING ROOM** 14' 1" x 11' 5" (4.3m x 3.5m) The double glazed front door opens directly into the spacious and light reception room which has plenty of space for both seating and dining areas. Stairs rise ahead to the first floor. Double glazed window to the front. White decor and wooden laminate flooring. Radiator.

**KITCHEN** 7' 10" x 11' 5" (2.4m x 3.5m) Modern kitchen with a range of fitted white units and marble effect laminate work top. Integrated electric double oven and hob, plus extractor fan. Appliance space for washing machine, fridge and dishwasher. Breakfast bar with space for 3 stools. Double glazed window and door leading to the rear garden. White decor with attractive marble-effect and black gloss splashbacks, and dark grey tile-effect laminate flooring.

Electric heater and Worcester gas boiler.

**STAIRS AND LANDING** Neutral carpeted stairs rise to the first floor landing. White walls and woodwork provide a sense of light and space. Loft hatch above the landing.

**BEDROOM ONE** 8' 2" x 10' 2" (2.5m x 3.1m) Double bedroom with double glazed window to the front. White walls and neutral carpet. Radiator. Two fitted cupboards.

**BEDROOM TWO** 6' 6" x 11' 9" (2m x 3.6m) Double bedroom with double glazed window to the rear. White walls and neutral carpet. Radiator.

**BATHROOM** 4' 7" x 6' 6" (1.4m x 2m) Modern bathroom with suite of toilet with dark grey cistern, white basin set in a matching dark grey set of drawers and bath with shower above and fixed screen. Double glazed window to the rear. Grey walls and wood-effect vinyl flooring. Chrome heated towel rail and extractor fan.

**GARDEN** The front of the property is approached by steps rising to the front door with lawn laid to either side. To the rear is a stepped garden with patio adjacent to the house, sloped 'astro-turf' lawn with steps up to an upper flat patio area.

**GARAGE** Single garage in block to the rear of the row of houses.



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 91 E      |
| 69-80                    | C             | 71 C    |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

