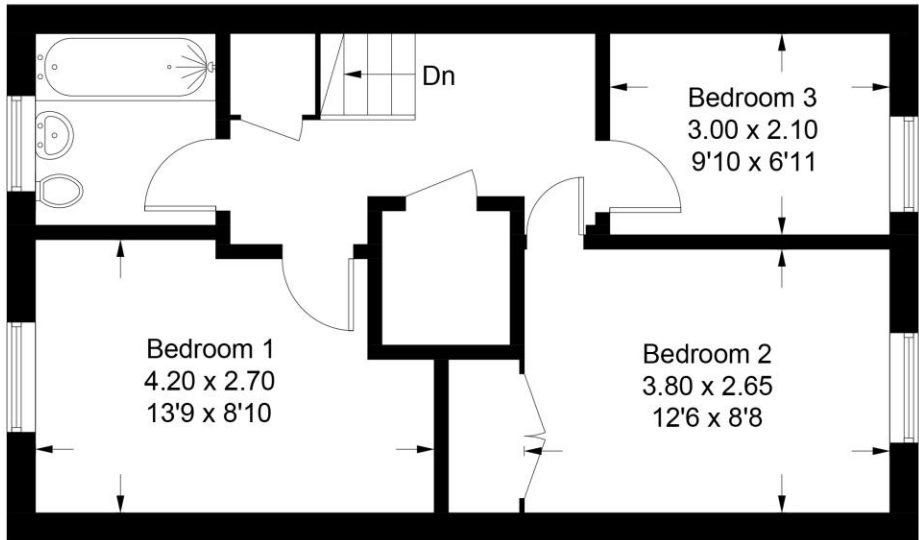
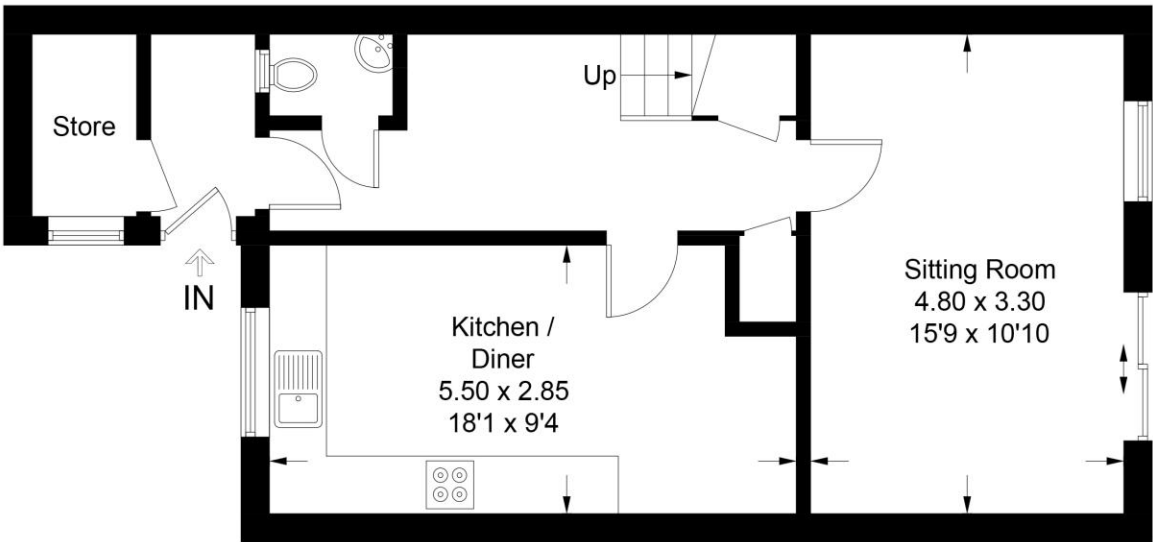


13 Melrose Road, Yeovil, Somerset, BA20 1EW

Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1167017)



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.



Melrose Road, Yeovil

Asking Price Of £190,000

13 Melrose Road
Yeovil
BA21 4QP

Key features:

- Spacious Accommodation
- Gardens to Front and Rear
- Gas Central Heating
- Three Bedrooms
- Downstairs WC
- Kitchen-Diner
- Close to Local Schools
- Council Tax Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Surprisingly spacious 3-bedroom family home in a quiet residential area of Yeovil, close to local schools, shops and the town centre with its many amenities. With enclosed garden to the rear, this house benefits from a downstairs cloakroom, large kitchen-diner plus sitting room and plenty of fitted storage throughout.

ENTRANCE HALL Double glazed front door opening into a front porch area with door to the left into the front storage cupboard/room and white painted wooden door leading into the main ground floor hallway. Neutral decor and carpet. Radiator. Two fitted storage cupboards from main hallway.

KITCHEN/DINER 18' 0" x 9' 4" (5.5m x 2.85m) Good sized kitchen-diner with double glazed window to the front and space for a dining table to the rear. Cream/white fitted kitchen units with a matching laminate work surface. Integrated electric oven, hob and extractor above, with spaces for washing machine, dishwasher or tumble dryer and fridge-freezer. Neutral decor and wall tiles with a wood-effect vinyl flooring. Radiator.

CLOAKROOM Ground floor WC with obscure glass double glazed window into the front porch. White toilet and hand-wash basin. Neutral decor and tiling. Cream vinyl flooring.

SITTING ROOM 15' 8" x 10' 9" (4.8m x 3.3m) Spacious reception room with double glazed window and sliding doors opening to the rear garden. Neutral carpet and decor. Radiator.

STAIRS AND LANDING Carpeted stairs rise to the first floor landing. Neutral decor. Airing cupboard, second large cupboard and loft hatch.

BEDROOM ONE 13' 9" x 8' 10" (4.2m x 2.7m) Double bedroom with double glazed window to the front. Neutral decor and carpet. Radiator.

BEDROOM TWO 12' 5" x 8' 8" (3.8m x 2.65m) Double bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator and fitted wardrobes.

BEDROOM THREE 9' 10" x 6' 10" (3m x 2.1m) Good sized single bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator.

BATHROOM Family bathroom with double glazed window to the front. White suite of toilet, pedestal basin and bath with shower above and fixed screen. Attractive neutral wall tiles and wood-effect vinyl flooring. Radiator.

GARDENS The house is approached via pathway next to the open front garden, which is laid to lawn with mature evergreen shrubs. To the back of the house is a fully enclosed garden with gate access at the rear. Laid to lawn and low-maintenance.

