



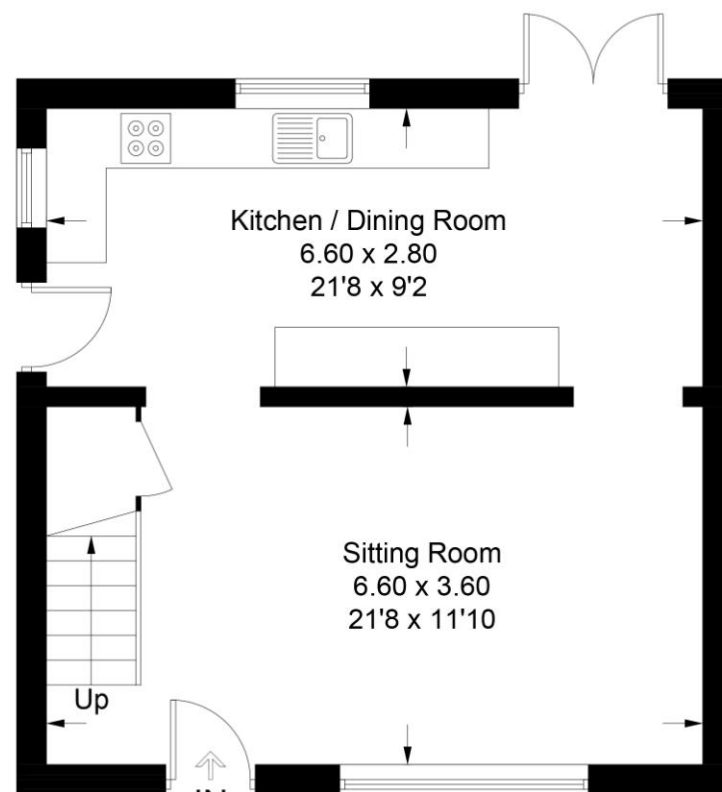
Property Location

At the heart of Yeovil's eastern residential areas, this house is within easy walking distance of local primary and secondary schools, plus parks and countryside walks.

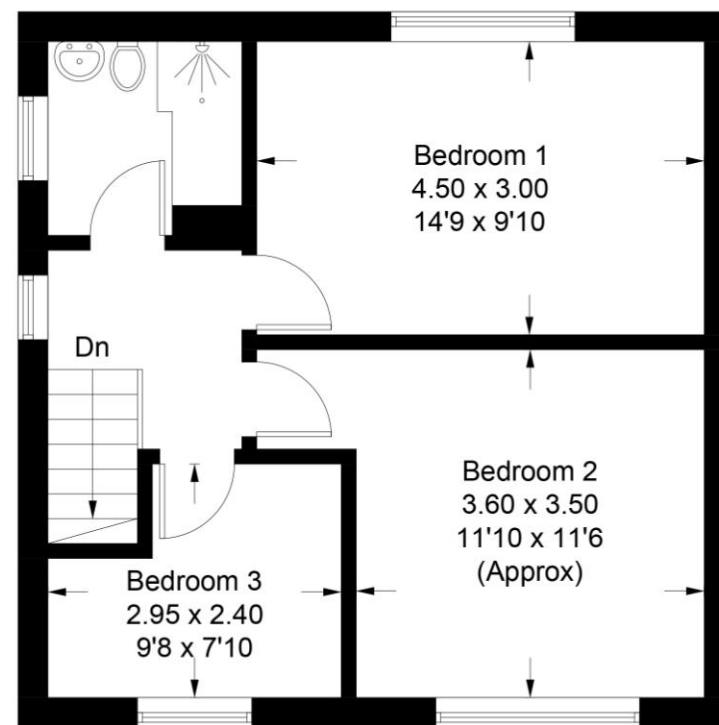
The town centre with its many amenities are a short 5-10 minute drive away.

14 Milford Road, Yeovil, Somerset, BA21 4QE

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170775)



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.



Milford Road, Yeovil

Asking Price Of £270,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: yeovil@martinco.com

<http://www.martinco.com>



14 Milford Road
Yeovil
BA21 4QE

Key features:

- No Chain
- Driveway Parking
- Garden to Rear
- EV Charging Point
- Gas Central Heating
- Immaculate Presentation Throughout
- Modern Kitchen and Bathroom
- Close to Local Schools

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Beautifully presented modern 3-bedroom home with off-road parking and large garden, within easy walking distance of local schools. Early viewing recommended!

SITTING ROOM 21' 7" x 11' 9" (6.6m x 3.6m) Double glazed front door opening into the large front reception room with two archways leading to the kitchen and dining areas and double glazed window to the front. Neutral carpet and decor with a coloured feature wall. Two radiators and under stairs cupboard housing the Glow Worm gas boiler. White painted woodwork and stairs rising to the first floor.

KITCHEN/DINER 21' 7" x 9' 2" (6.6m x 2.8m) Large kitchen with dining area, French doors and double glazed window to the rear plus side door. This kitchen has a luxury-feel with modern high-gloss grey and white units with a light grey work-surface. Integrated dishwasher, electric hob, extractor and Bosch oven, plus spaces for washing machine, tumble dryer and American-style fridge-freezer. Wood-laminate flooring and neutral walls. Two radiators plus water softener.

STAIRS AND LANDING Neutral carpeted stairs rise to the first floor landing. Neutral walls and radiator. Loft hatch with fitted ladder and a large, boarded attic above. Double glazed window to the side.

BEDROOM ONE 14' 9" x 9' 10" (4.5m x 3m) Large double bedroom with double glazed window to the rear. Neutral decor, grey feature wall and neutral carpet. Radiator.

BEDROOM TWO 11' 9" x 11' 5" (3.6m x 3.5m) Double bedroom with double glazed window to the front. Neutral decor, yellow feature wall and neutral carpet. Radiator.

BEDROOM THREE 9' 8" x 7' 10" (2.95m x 2.4m) Single bedroom with double glazed window to the front. Neutral carpet and dark blue walls. Radiator.

BATHROOM Modern family bathroom with white suite of bath with shower fitted above, toilet and basin set in fitted cupboards. Sleek wall tiles and wooden-laminate flooring. Double glazed window to the side. Chrome heated towel rail.

OUTSIDE The front of the property is paved and gives parking space for 2 large cars. A passage to the side with gate leads to the good-sized rear garden. The rear is mostly laid to lawn, with a patio adjacent to the house and a large brick with wooden cladding out-building.

