



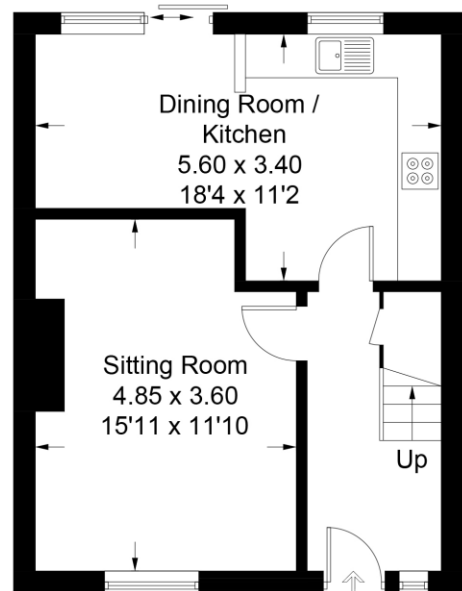
Property Location

Within close walking distance of primary and secondary schools, with local convenience shops also close by, the town centre of Yeovil is a short 10-minute drive away, with its many amenities including district hospital, cinema and shopping centre.

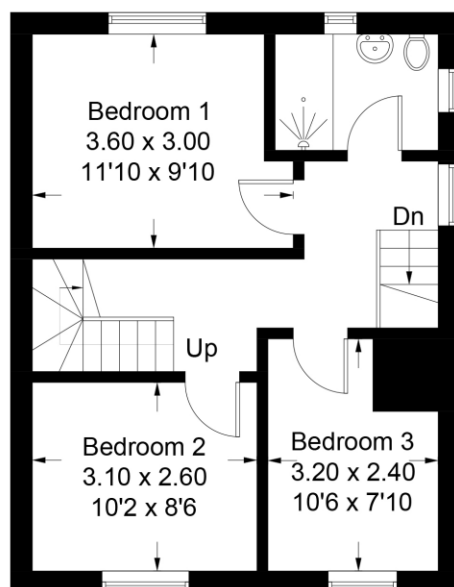
65 Monmouth Road, Yeovil, Somerset, BA21 5NP

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft
(Excluding Void)

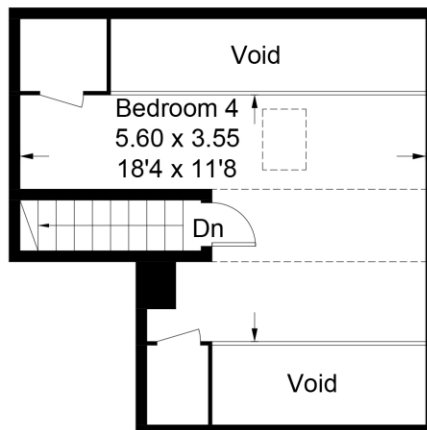
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1174057)



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.



Monmouth Road, Yeovil

Offers In Region Of £295,000

65 Monmouth Road
Somerset
BA21 5NP

Key features:

- Four Bedrooms
- Off-Road Parking
- Large Garden
- Kitchen-Diner
- Immaculately Presented
- Close to Shops and Schools
- Family Home
- Council Tax Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Martin & Co are delighted to bring to the market this very spacious and well-appointed 4-bedroom family home at the heart of Yeovil's residential area, close to local schools, shops and parks. With versatile accommodation over 3 floors together with off-road parking for 3 cars and a large garden to the rear, early viewing is strongly recommended!

ENTRANCE HALL Double glazed front door opening into the ground floor hallway with doors opening into the front reception room and kitchen diner. Stairs rising ahead to the first floor landing with under stair cupboard housing the gas boiler. Plenty of space for coat and shoe storage. White woodwork, sage green walls and wooden-laminate flooring. Radiator.

SITTING ROOM 15' 10" x 11' 9" (4.85m x 3.6m) Front reception room with double glazed window. Neutral carpet and taupe-coloured walls with woodland feature wallpaper. Radiator and electric fireplace.

KITCHEN/DINER 18' 4" x 11' 1" (5.6m x 3.4m) Attractive and spacious kitchen-diner to the rear of the house with double glazed window and sliding doors opening to rear garden. The modern fitted kitchen has a good range of wood-effect units with black work-surface. Sage green walls and wooden-laminate flooring with a pretty floral feature wall in the dining area. Appliance spaces for washing machine, dishwasher and american fridge-freezer. Radiator.

STAIRS AND LANDING Neutral carpeted stairs rise to the first floor landing, which is roomy and light with a double glazed window to the side. A further staircase is fitted, rising to the 2nd floor loft-conversion room. Sage green walls and white woodwork.

BEDROOM ONE 11' 9" x 9' 10" (3.6m x 3m) Double bedroom with double glazed window to the rear. Grey carpet and grey-painted walls with a yellow floral feature wall. Radiator.

BEDROOM TWO 10' 2" x 8' 6" (3.1m x 2.6m) Double bedroom with double glazed window to the front. Brown carpet and blue-painted walls with a blue-tartan paper feature wall. Radiator.

BEDROOM THREE 10' 5" x 7' 10" (3.2m x 2.4m) Small double or good-sized single bedroom with double glazed window to the front. Brown carpet and neutral walls. Radiator.

BEDROOM FOUR 18' 4" x 11' 7" (5.6m x 3.55m) Spacious double bedroom on the second floor with velux window. White walls with a floral feature wall and a beige textured carpet. Two eaves storage cupboards. Radiator.

BATHROOM Modern family bathroom on the first floor. Fitted grey gloss units with white basin above and WC. Large shower enclosure with fixed screen. Pale grey aqua board walls with a teal-coloured paint above. Chrome heated towel rail and extractor fan. Blue patterned vinyl flooring. Double glazed windows to the side and rear.

OUTSIDE The front of the property is hard-standing with parking for at least 2 cars. A side passage leads to the rear garden with gate. The rear garden is low maintenance with a large decked area, plus gravel. There is a brick out-building plus wooden shed, ideal for storage.

