

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 Leonardo Helicopters.

52 Beechwood, Yeovil, BA20 2NE

Approximate Gross Internal Area = 51.7 sq m / 556 sq ft

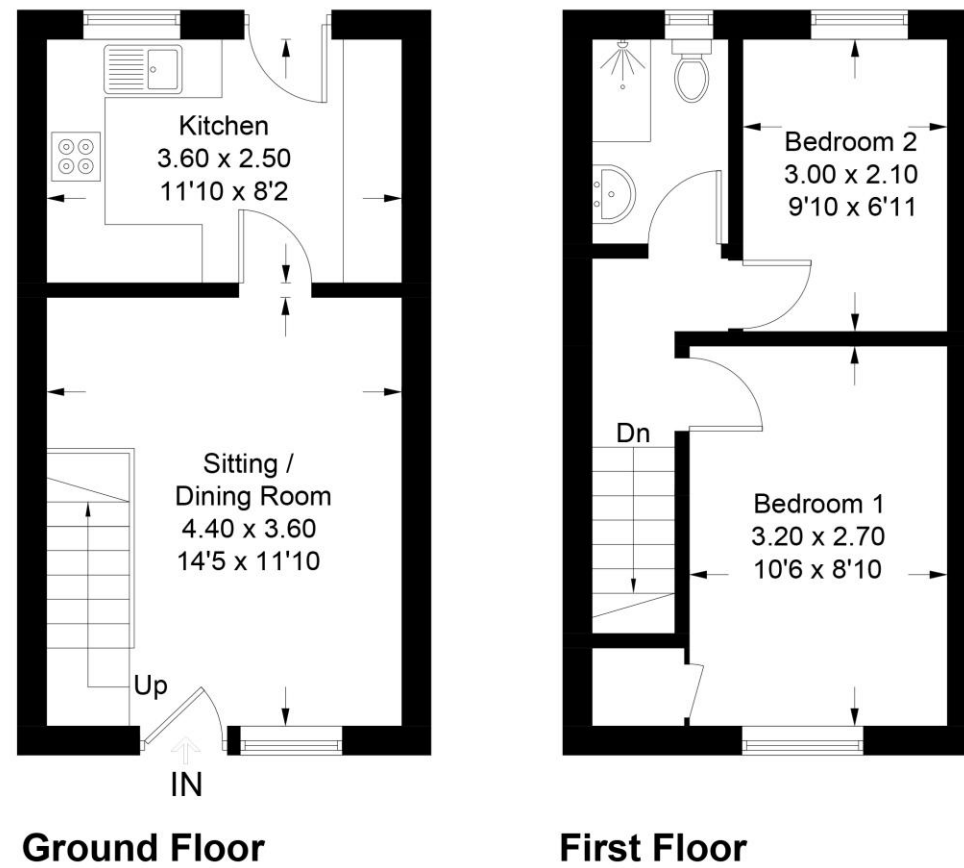


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1191453)



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



MARTIN&CO

52 Beechwood
Somerset
BA20 2NE

Key features:

- Modern Kitchen
- Excellent Presentation
- Gas Central Heating
- Garage
- 2 Double Bedrooms
- Gardens to Front and Rear
- Ideal Location



Why you'll like it

This superb 2 bedroom property is situated on the popular Forest Hill estate and close to Leonardo Helicopters and Yeovil trading estates. The property briefly comprises: sitting/dining room, modern spacious kitchen with breakfast bar, 2 double bedrooms and a bathroom. A south-facing, low maintenance garden to rear. Excellent presentation throughout. Garage, parking and a front garden.

SITTING/DINING ROOM 11' 9" x 14' 5" (3.6m x 4.4m) Double glazed front door opening into the spacious reception room which has plenty of space for both seating and dining areas. Stairs rise to the first floor and door to the kitchen. Double glazed window to the front. Laminate wooden flooring and neutral decor. Radiator and attractive stone feature fireplace (decorative only).

KITCHEN 11' 9" x 8' 2" (3.6m x 2.5m) Attractive modern kitchen with double glazed window and door opening to the rear garden. Fitted kitchen with cream shaker-style units and a wood-effect laminate work surface. Integrated electric oven and hob with appliance spaces for fridge-freezer and washing machine. Useful breakfast bar area on one side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	87 B
55-68	D		
39-54	E		
21-38	F		

Neutral decor and tile effect vinyl flooring.

STAIRS AND LANDING Neutrally carpeted stairs rise to the first floor landing with white painted wooden bannisters. Cream walls. Loft hatch.

BEDROOM ONE 8' 10" x 10' 5" (2.7m x 3.2m) Double bedroom with double glazed window to the front. Neutral decor and wooden laminate flooring. Radiator and fitted cupboard housing the Potterton gas boiler.

BEDROOM TWO 6' 10" x 9' 10" (2.1m x 3m) Double bedroom with double glazed window to the rear. Neutral decor and grey carpet. Radiator.

BATHROOM Modern bathroom with double glazed window to the rear. White suite of toilet, pedestal basin and bath with electric shower fitted above with folding screen. Chrome heated towel rail and extractor. Dark grey tile-effect laminate flooring and white tiled walls.

GARAGE Single garage in block to the rear.

OUTSIDE The front of the house is approached via concrete path and steps with a front garden laid to lawn. The rear garden is arranged over a slope with 3 stepped levels landscaped with gravel and paving slabs. A gate at the end of the garden gives access to the rear parking and garage area.

