



Property Location

Located on the Bunford Heights, Tilia Homes-built estate on the Western side of Yeovil, with the open countryside of South Somerset on the doorstep. The many town amenities of Yeovil including District Hospital, cinema, schools and shops are a short 5-minute drive away.

4 Yarn Mews, Yeovil, BA20 2GE

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft

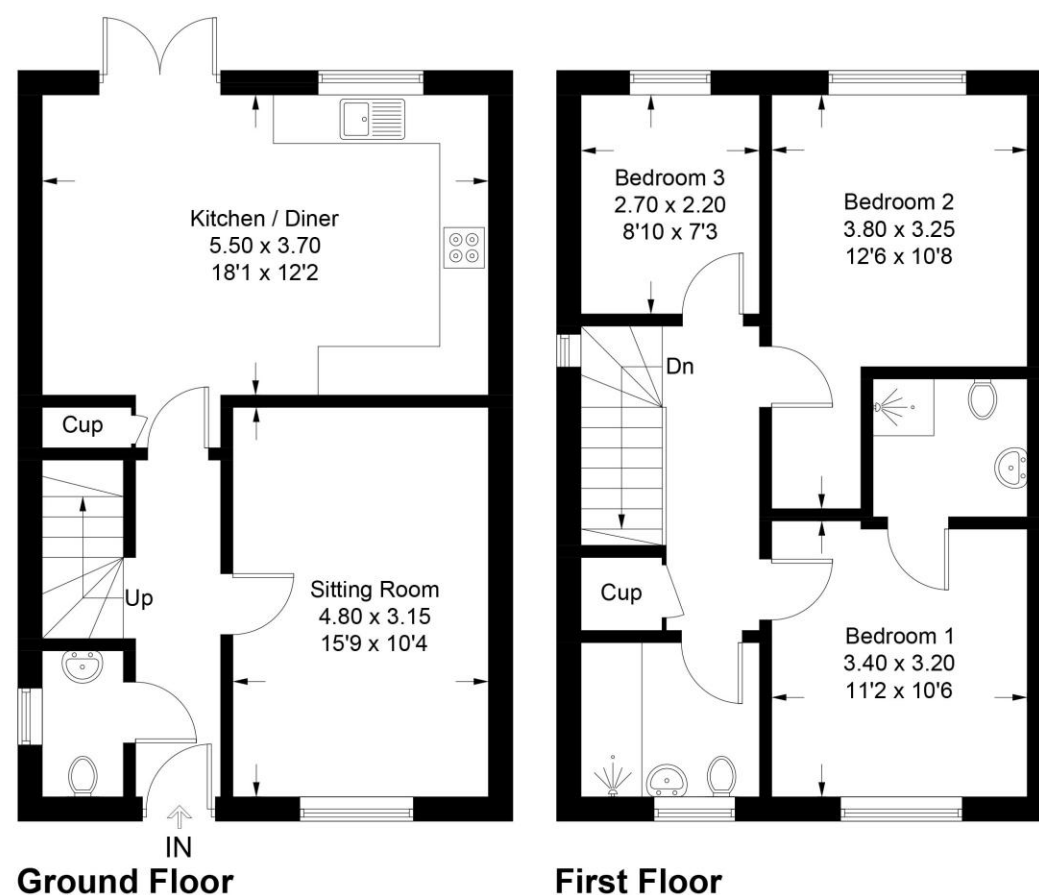


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1191455)



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.

Yarn Mews, Yeovil

Asking Price Of £325,000

Martin & Co Yeovil

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4 Yarn Mews Somerset BA20 2GE

Key features:

- Modern Stylish Home
- Attractive Garden to Rear
- Master Bedroom with en suite
- Downstairs Cloakroom
- Off-Road Parking
- Gas Central Heating
- Kitchen-Diner
- Fitted Storage

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Fantastic recently-built semi-detached family home on the Bunford Heights estate at the Western edge of Yeovil. Immaculately presented with up-to-date fittings and fixtures throughout, this property benefits from an attractive garden to the rear plus 2 off-road parking spaces.

ENTRANCE HALL Double glazed front door opening into the ground floor hallway with doors leading to the kitchen, sitting room and cloakroom. Stairs rising to the first floor. Neutral walls and carpet. Radiator.

SITTING ROOM 10' 4" x 15' 8" (3.15m x 4.8m) Good sized reception room with double glazed window to the front. Pale blue decor and grey carpet. Radiator.

KITCHEN/DINER 18' 0" x 12' 1" (5.5m x 3.7m) The heart of a family home - the modern kitchen with dining area is very attractive and light with double glazed French doors opening to the rear garden plus window from the kitchen area. Cream gloss units with wood-effect laminate work top match perfectly with the bamboo-pattern vinyl flooring. Pale grey walls with a decorative leaf-pattern wallpaper in the dining area. Integrated double electric oven, gas hob and extractor fan. Appliance spaces for fridge-freezer, dishwasher and washing machine. Vaillant gas boiler and radiator. Large storage cupboard.

CLOAKROOM Downstairs WC with white toilet and hand-wash basin. Double glazed window to the side. Sage green painted walls and grey wood-effect vinyl flooring. Grey tiled splashback. Radiator.

STAIRS AND LANDING Grey carpeted stairs rise to the first floor landing. Double glazed window to the side. Neutral decor and radiator. Large airing cupboard and loft hatch.

BEDROOM ONE 10' 5" x 11' 1" (3.2m x 3.4m) Master double bedroom with double glazed window to the front. Neutral decor and carpet. Radiator. Fitted wardrobe.

ENSUITE Shower room with white suite of toilet, hand wash basin and shower cubicle. Grey wood-effect vinyl flooring and white patterned wall tiles. White heated towel rail and extractor.

BEDROOM TWO 10' 7" x 12' 5" (3.25m x 3.8m) Double bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator.

BEDROOM THREE 7' 2" x 8' 10" (2.2m x 2.7m) Single bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator.

BATHROOM Family bathroom with white suite of toilet, hand wash basin and bath with shower above and fixed screen. Grey wood-effect vinyl flooring and white decor with pale grey patterned tiles. Double glazed window to the front. White heated towel rail and extractor.

OUTSIDE The front of the house is approached via path only. To the rear (via Rendell Rise) there are two off-road parking spaces and rear gate into the garden. The back garden is fully enclosed with brick walls and wooden fencing. There is also a side passage with a lean-to storage area. The garden is mostly laid to lawn with two patio areas, ideal for outside entertaining.

