



## Property Location

The house is in a cul-de-sac location in a quiet residential area of central/north Yeovil. Local schools and shops are a short walk away.

**38 Southway Drive, Yeovil, Somerset, BA21 3ED**

Approximate Gross Internal Area = 129.9 sq m / 1398 sq ft

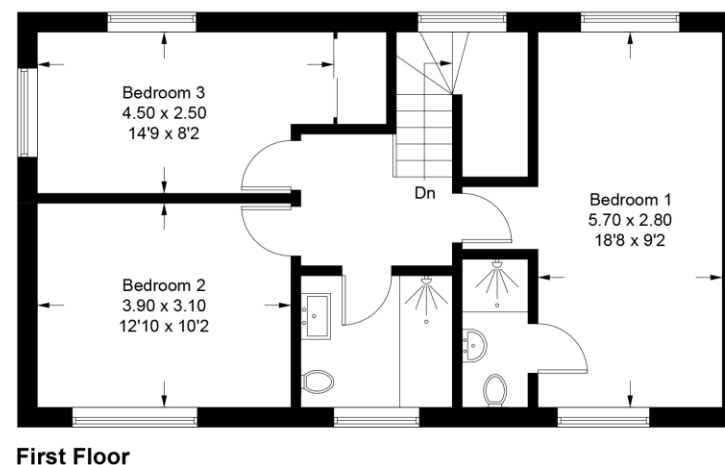
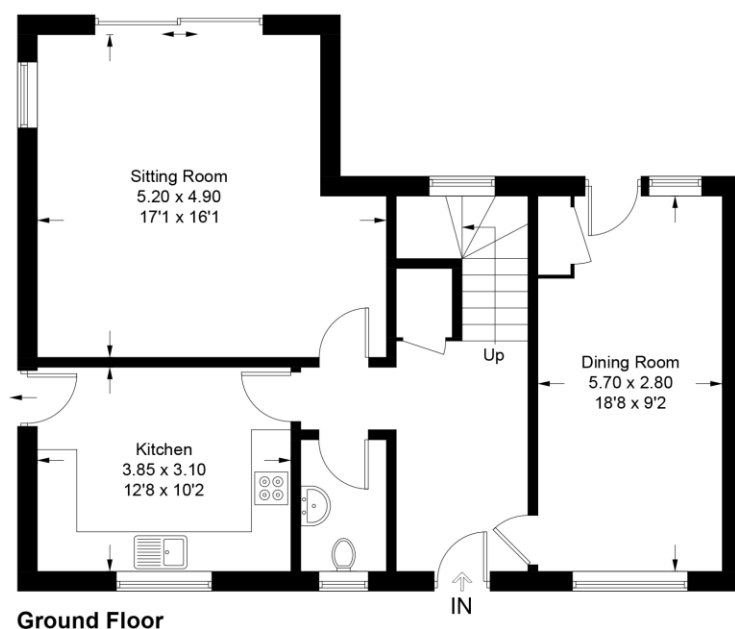


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1202954)



**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.

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## Southway Drive, Yeovil

Asking Price Of £299,950





38 Southway Drive  
Yeovil  
BA21 3ED

Key features:

- Spacious Accommodation
- Three Large Double Bedrooms
- Two Large Reception Rooms
- Garden to Rear
- Off-Road Parking
- Cul-De-Sac Location
- Two Bathrooms



Why you'll like it

Incredibly spacious 3-double bedroom detached house with scope to add value and improve. With off-road parking for 3-4 cars to the front and garden to the rear, this house has so much to offer and is a blank canvas ready to be made into a great family home!

**ENTRANCE HALL** Double glazed front door with side panel opening into the central ground floor hallway of the house. Doors lead to all downstairs rooms and stairs rise ahead to the first floor. Large under-stairs cupboard. Neutral decor and carpet. Radiator.

**KITCHEN/DINER** 12' 7" x 10' 2" (3.85m x 3.1m) Good sized kitchen with plenty of space for a dining table. Double glazed window to the front and door to the side. Fitted kitchen with white units with wooden-laminate work surface. Integrated electric hob and oven with extractor fan above. Vinyl flooring and neutral decor. Radiator.

**SITTING ROOM** 17' 0" x 16' 0" (5.2m x 4.9m) Large reception room with double glazed window to the side and sliding patio doors opening to the rear garden. Neutral decor and carpet. Two radiators.

**DINING ROOM** 18' 8" x 9' 2" (5.7m x 2.8m) Large second reception room which could be used as a dining room, playroom, home office or 4th bedroom. Double glazed window to the front and door plus window to the rear.

Cupboard housing the Worcester gas boiler. Wooden-laminate flooring and neutral walls. Radiator.

**CLOAKROOM** Ground floor WC with double glazed window to the front. Beige toilet and pedestal basin. Mosaic effect vinyl flooring and peach-coloured walls.

**STAIRS AND LANDING** Light carpeted stairs rise to the first floor landing. Neutral decor. Double glazed window to the rear. Loft hatch.

**BEDROOM ONE** 18' 8" x 9' 2" (5.7m x 2.8m) Very large double bedroom with dual aspect double glazed windows to the front and rear. Blue/grey decor and grey carpet. Radiator.

**ENSUITE** Shower room with white toilet and hand wash basin. Shower cubicle with extractor fan. Cream tiled walls.

**BEDROOM TWO** 10' 2" x 12' 9" (3.1m x 3.9m) Double bedroom with double glazed window to the front. Yellow walls and dark blue carpet. Radiator.

**BEDROOM THREE** 14' 9" x 8' 2" (4.5m x 2.5m) Double bedroom with double glazed windows to the side and rear. Light blue walls and wood-effect laminate flooring. Fitted wardrobe. Radiator.

**BATHROOM** Family bathroom with large shower enclosure, white toilet and basin with fitted gloss cupboard. Double glazed window to the front. Chrome heated towel rail and extractor. White and grey decor.

**OUTSIDE / GARDEN** The front of the property is gravelled and provides off-road parking for 3-4 cars. A side gate gives access to the rear garden, which is fully enclosed. There is a patio adjacent to the house and lawn area with hedge boundaries. There is a large wooden shed with gravel area.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

