

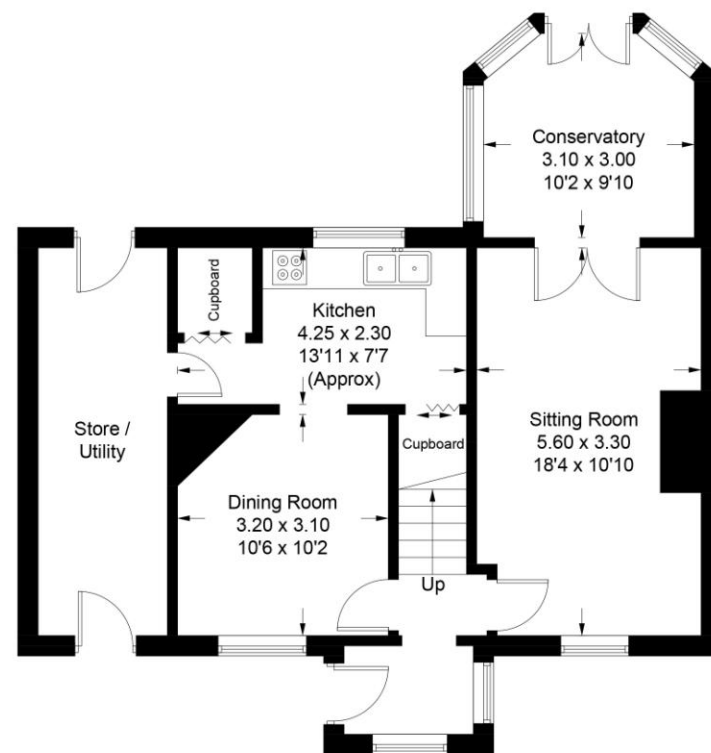


## Property Location

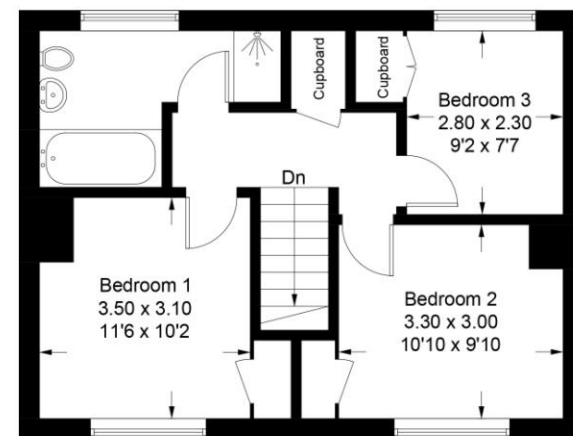
Highfield Road is within easy walking distance of local schools, shops and the Town Centre with its many amenities including shops, restaurants and cinema.

### 72 Highfield Road, Yeovil, BA21 4RJ

Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204199)



**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.

## Highfield Road, Yeovil

Asking Price Of £210,000

### Martin & Co Yeovil

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

<http://www.martinco.com>





72 Highfield Road  
Yeovil  
BA21 4RJ

### Key features:

- Large Garden
- Driveway Parking
- Spacious Accommodation
- Gas Central Heating
- Two Reception Rooms
- Close to Local Schools and Shops
- Conservatory

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		



### Why you'll like it

Spacious 3-bedroom, 2-reception semi-detached house with large garden in the heart of Yeovil's central residential area.  
With off-road parking, conservatory and large store / utility room.  
Huge potential with some cosmetic updating required.

**ENTRANCE PORCH** Double glazed front door opening into a useful porch with space for coat and shoe storage.  
Double glazed windows to the front and side  
Brown carpet and neutral decor.

**SITTING ROOM** 18' 4" x 10' 9" (5.6m x 3.3m) Spacious sitting room with double glazed window to the front and internal French doors opening to the conservatory to the rear. Neutral decor and brown carpet.  
Radiator and gas fireplace.

**CONSERVATORY** 10' 2" x 9' 10" (3.1m x 3m) Double glazed conservatory with French doors opening to the garden.  
Blue carpet. Radiator.

**DINING ROOM** 10' 5" x 10' 2" (3.2m x 3.1m) Second reception room with double glazed window to the front.  
Neutral decor and green carpet. Radiator.

**KITCHEN** 13' 11" x 7' 6" (4.25m x 2.3m) Good sized kitchen with double glazed window overlooking the rear garden and door to the side opening to the store/utility

room.  
White kitchen units with a grey laminate work top.  
Integrated electric oven and gas hob with extractor above.  
Two large cupboards currently used as a larger and space for washing machine.  
White tiled walls with green paintwork and vinyl flooring.

**UTILITY ROOM / STORE** To the side of the ground floor of the house is the large and useful storeroom / utility area with doors opening to the front and rear gardens.  
Tile flooring and painted brickwork walls.

**STAIRS AND LANDING** Grey carpeted stairs rise centrally to the first floor landing.  
Neutral decor.  
Airing cupboard housing the gas boiler.  
Loft hatch.

**BEDROOM ONE** 11' 5" x 10' 2" (3.5m x 3.1m) Double bedroom with double glazed window to the front.  
Neutral carpet and teal blue feature wall.  
Fitted cupboard.  
Radiator.

**BEDROOM TWO** 10' 9" x 9' 10" (3.3m x 3m) Double bedroom with double glazed window to the front.  
Cream carpet and neutral decor.  
Radiator and fitted cupboard.

**BEDROOM THREE** 9' 2" x 7' 6" (2.8m x 2.3m) Double bedroom with double glazed window to the rear.  
Blue carpet and neutral decor.  
Radiator and fitted cupboard.

**BATHROOM** Family bathroom with double glazed window to the rear.  
Cream bath and separate shower cubicle with electric shower.  
White toilet and basin with fitted cupboard.  
Vinyl flooring and tiled walls.  
Extractor fan and radiator.

**OUTSIDE** The front garden is laid to gravel providing off-road parking for up to 3 cars.  
The large rear garden is fully enclosed with patio and lawn areas.

