



Property Location

This three-bedroom mid-terraced property is situated in the desirable Wyndham Park estate on the eastern side of Yeovil. The bustling town centre with its many amenities including shops, restaurants and cinema is a short 10-minute drive away.

12 Grenville Road, Yeovil, BA21 5FX

Approximate Gross Internal Area = 76.2 sq m / 820 sq ft

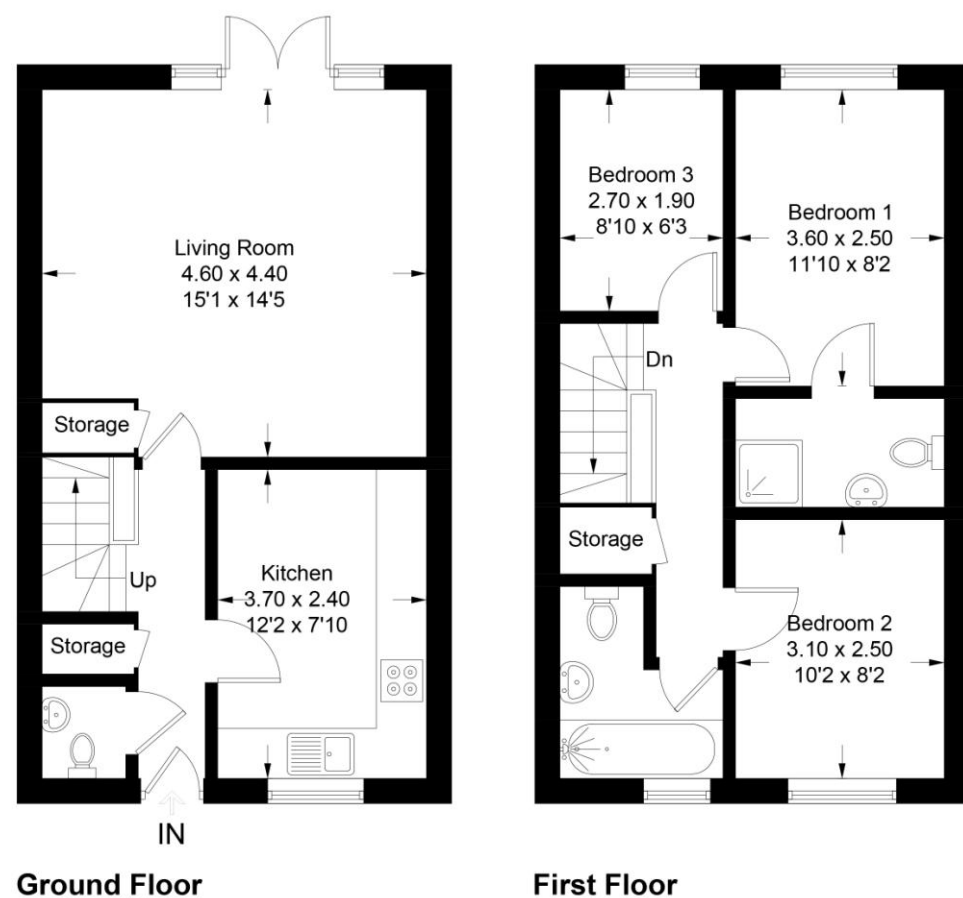


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249441)



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.



Grenville Road, Yeovil

Offers In Region Of £250,000



MARTIN&CO

Grenville Road
Somerset
BA21 5FX

Key features:

- Modern Home
- Off Road Parking
- Excellent Condition Throughout
- Desirable Location
- Generous Storage Space
- Ground Floor W/C
- Close to Schools and Shops
- Private Garden
- Ideal First Home
- 2 Years NHBC Warranty

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This immaculate three-bedroom mid-terraced house situated in the desirable Wyndham Park estate offers a modern kitchen and bathroom with large living space, two double bedrooms and a master suite. This home benefits from allocated parking for two cars and a single garage. Early viewing is recommended.

ENTRANCE HALL Entering the property you are welcomed into the light and airy entrance hall with a large storage cupboard perfect for coats and shoes. The hall provides access to the kitchen, living room and stairs. The hall is neutrally decorated with wooden laminate flooring.

CLOAKROOM The downstairs cloakroom with white w/c and basin. The cloakroom is neutrally decorated and has grey tiled flooring. One radiator.

KITCHEN 12' 1" x 7' 10" (3.7m x 2.4m) Modern fully integrated kitchen with neutral cabinets and walls. Wooden counter tops and splash guards. All integral appliances including fridge, freezer, washing machine, dishwasher and electric oven with gas hob. Grey stone tiled flooring and double-glazed window to the front of the property. One radiator.

LIVING ROOM 15' 1" x 14' 5" (4.6m x 4.4m) This spacious living room has neutral walls and wooden laminate flooring. Double glazed French doors to the rear. This room also benefits from an understairs storage cupboard. Two radiators.

MASTER BEDROOM 11' 9" x 8' 2" (3.6m x 2.5m) A generous double bedroom with a double-glazed window to the rear of the property. Neutral walls and grey carpet. One radiator. This master bedroom benefits from an Ensuite which is fitted with a white w/c, basin and sliding door leading to the shower cubical. The Ensuite has grey stone tiled flooring and neutral walls. One radiator.

BEDROOM TWO 10' 2" x 8' 2" (3.1m x 2.5m) Double bedroom with double glazed window to the front. Grey carpets and neutral walls. One radiator.

BEDROOM THREE 6' 2" x 8' 10" (1.9m x 2.7m) A generous single or cosy double bedroom currently utilised as a home office space. Double glazed window and neutral decoration with grey carpet. One radiator.

BATHROOM 6' 2" x 7' 6" (1.9m x 2.3m) A modern family bathroom complete with a white suite consisting of w/c, basin and bathtub with fitted shower unit. Partial stone tiled walls and grey tiled flooring. Textured double glazed window. One radiator.

OUTSIDE To the rear of the property is a private and enclosed two-tiered garden. The lower part of the garden is low maintenance Astroturf which leads up the steps to a patio area above. To the side of the property is allocated parking for two cars and a single garage.

