



Property Location

This three-bed mid-terraced Victorian property is situated in the popular Crofton Park estate close to Yeovil town centre. Within walking distance of local shops, restaurants a cinema and other amenities. Close to Yeovil district hospital. Nearby train links to Dorchester and Bristol.

29 Crofton Park, Yeovil, BA21 4EB

Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249780)



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.



Crofton Park, Yeovil

Offers In Region Of £200,000

Martin & Co Yeovil

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<http://www.martinco.com>



**29 Crofton Park
Somerset
BA21 4EB**

Key features:

- Spacious Property
- Close to Town Centre & Hospital
- Plenty Of Storage Throughout
- Gas Central Heating
- Private Garden
- Double Glazing
- Investment Opportunity
- No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Why you'll like it

This three-bed Victorian terraced property is situated in the Crofton Park area of central Yeovil. This spacious property is a 'blank canvas' in need of sympathetic cosmetic modernisation and offers two reception rooms, a kitchen/diner, four double bedrooms and a family bathroom. Ideal investment opportunity potentially achieving a gross yield of 7.5% or to be turned into a stunning family home. With no forward chain, early viewing is highly recommended.

ENTRANCE HALL: Entering the property, you are greeted by a long hallway which leads to the living room, kitchen and the stairs which rise ahead to the first floor. The entrance hall is neutrally decorated walls and original floor tiles.

LIVING ROOM 11' 1" x 12' 1" (3.4m x 3.7m) The spacious living room features a large bay window to the front of the property and a centrally positioned fireplace. The room has wooden laminate flooring and neutral walls. One radiator.

DINING ROOM 11' 9" x 9' 10" (3.6m x 3.0m) Directly adjacent to the living room is the dining room which features a central fireplace and a double-glazed door to the rear garden. The room has neutral walls and wooden laminate flooring. One radiator.

KITCHEN 8' 6" x 18' 8" (2.6m x 5.7m) This generous kitchen features wooden cabinets and modern counter tops. There is ample light from the two double glazed windows and additional storage under the staircase. The walls are neutral with partial grey tiled splash guards behind the gas oven and hobs. There is space for a dining table which could also be used to expand the kitchen work surfaces.

MASTER BEDROOM 14' 9" x 11' 1" (4.5m x 3.4m) A large double bedroom with pale wooden laminate flooring and neutral walls. Double glazed window to the front and scope for a built-in wardrobe to be added. One radiator.

BEDROOM TWO 10' 2" x 8' 6" (3.1m x 2.6m) A double bedroom with wooden laminate flooring and neutral walls. double glazed window to rear. One radiator.

BEDROOM THREE 8' 10" x 9' 2" (2.7m x 2.8m) A double bedroom with grey carpet and neutral walls. There is an understairs storage cupboard which has scope to be turned into a built-in wardrobe. Double glazed window and one radiator.

BATHROOM 5' 2" x 8' 2" (1.6m x 2.5m) The family bathroom features a white suite of a w/c, basin and shower cubical. The room has neutral tiled walls and grey floor tiles. Textured double glazed window to the rear of the property.

LOFT ROOM 14' 9" x 16' 0" (4.5m x 4.9m) On the second floor there is an open loft room with a Velux window to the front of the property. The room is neutrally decorated and has grey carpet. One radiator.

OUTSIDE: To the rear of the property is a private and enclosed garden with external shed. Parking is on road on a residence permit basis.

