



Property Location

This three-bedroom family home is situated in the north western residential area of Yeovil. Within a 5 min drive to the town centre that has shops, restaurants, a cinema and other amenities. Within walking distance of primary and secondary schools.

150 Stiby Road, Yeovil, BA21 3ER

Approximate Gross Internal Area = 91.9 sq m / 989 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253950)



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.



Stiby Road, Yeovil

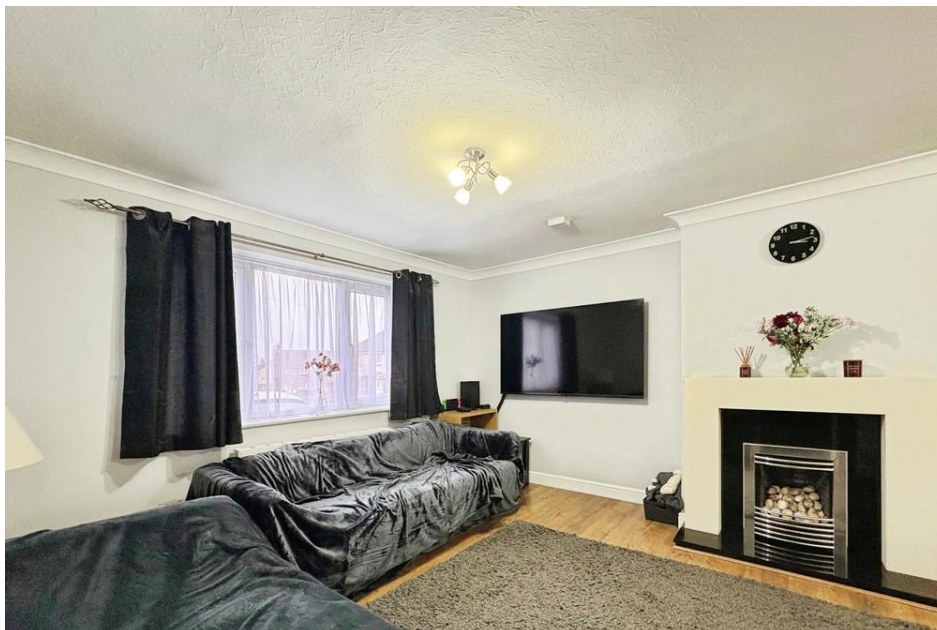
Offers In Region Of £210,000

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BA21 3ER

Key features:

- Spacious Property
- Off Road Parking For 2 Cars
- Three Double Bedrooms
- Great Condition Throughout
- Large Utility
- Perfect Family Home
- Close to Schools and Shops
- Gas Fireplace

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	71 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A great three-bedroom mid-terraced house situated in the north western residential area of Yeovil. This family home offers a living/dining room, kitchen, utility, bathroom, three double bedrooms and a large rear garden. Early viewing is recommended to appreciate what this home has to offer.

ENTRANCE HALL: Upon entering the property, you are welcomed into a light and airy entrance hall with the stairs rising ahead to the first floor. The hallway provides access to the living room, kitchen and the under-stair storage space. The hall is neutrally decorated with grey carpet. Ceiling spotlights and one radiator.

LIVING ROOM 20' 4" x 11' 9" (6.2m x 3.6m) The spacious, dual aspect living room features a centrally positioned gas fireplace and ample space for a dining table and chairs. The room has neutral walls and wooden laminate flooring. Two double glazed windows. Two radiators.

KITCHEN 8' 6" x 8' 2" (2.6m x 2.5m) The kitchen features plentiful cabinet and countertop space. The kitchen has an integrated dish washer, gas hob with electric oven and extractor hood above. Space for fridge/freezer. Wooden cabinets, white tiled walls and laminate flooring. Double glazed window and door to utility.

UTILITY ROOM 13' 1" x 10' 5" (4.0m x 3.2m) A large utility/storage room with wooden counter tops and white cabinets. There is space for a washing machine and tumble dryer. The room is neutrally decorated and has navy carpet. Double glazed window and French doors opening to the rear garden.

STAIRS AND LANDING: Rising up the stairs to the welcoming landing which provides access to the three bedrooms, family bathroom and loft hatch above. The landing had white wooden banisters, neutral walls and grey carpet. Ceiling spotlights.

MASTER BEDROOM 14' 9" x 9' 10" (4.5m x 3.0m) A large master bedroom with ceiling fan. Double glazed window to the rear. Grey carpet and neutral walls. One radiator.

BATHROOM 7' 6" x 5' 2" (2.3m x 1.6m) The family bathroom has a complete white wash suite consisting of a hand basin, w/c and bathtub with fitted over head shower unit. White tiled throughout and vinyl flooring. ceiling spotlights and textured double-glazed window to the rear.

BEDROOM TWO 10' 2" x 12' 5" (3.1m x 3.8m) Double bedroom with ceiling fan and built in wardrobe/storage space. Neutral walls and grey carpet. Double glazed window to the front of the property. One radiator.

BEDROOM THREE 9' 10" x 6' 10" (3.0m x 2.1m) A cosy double bedroom with grey carpet. Currently being utilised as a home office. Double glazed window and one radiator.

OUTSIDE: To the front of the property there is a hard standing driveway providing off road parking for two cars. There is a side passageway leading to the rear gardens. The private and enclosed garden to the rear of the property has a low maintenance patio and decking area. The rest of the garden is laid lawn. Small shed at the bottom of the garden.

