



Property Location

This three-bedroom mid terraced home is situated near Yeovil town centre. There are plenty of shops, restaurants and amenities withing a short walking distance as well as easy access to Nine Springs Country Park.

11 Woodlands Grove, Yeovil, BA20 1NZ

Approximate Gross Internal Area = 133.4 sq m / 1436 sq ft

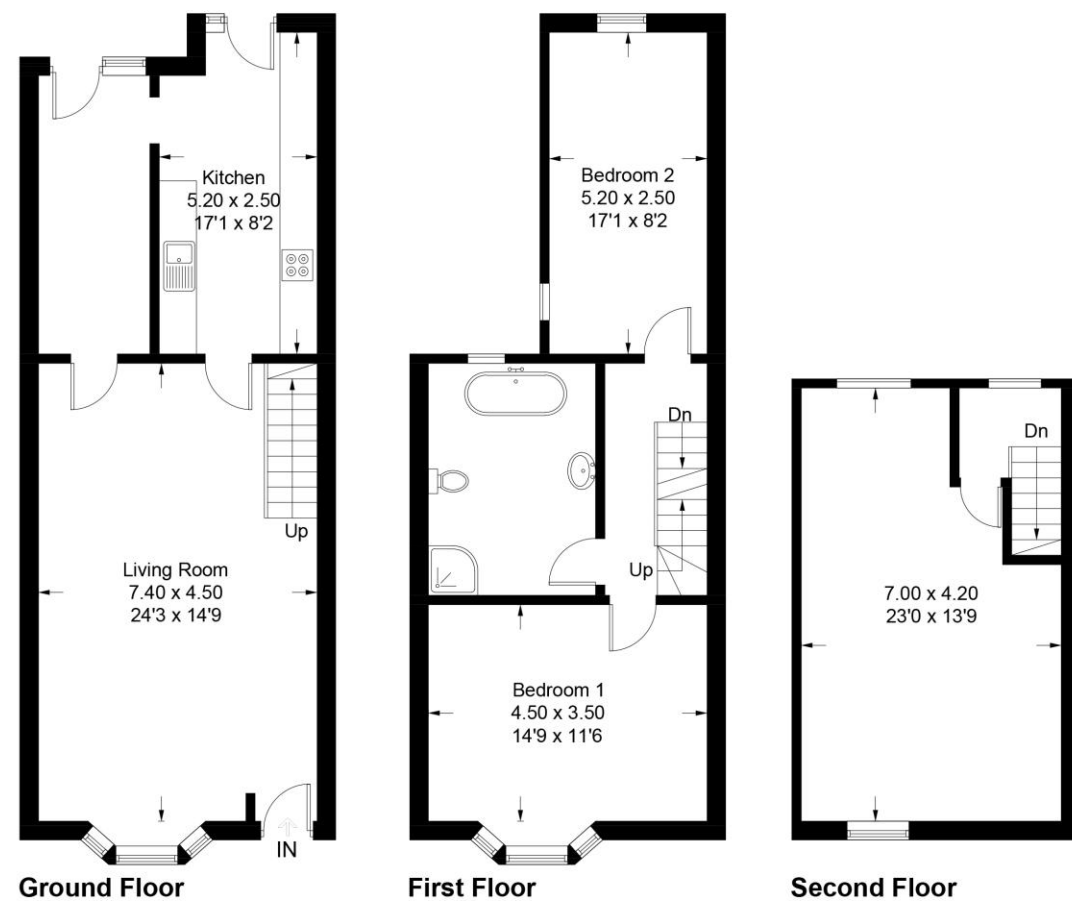


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257360)



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.



Woodland Grove, Yeovil

Asking Price of £275,000

Woodland Grove
Somerset
BA20 1NZ

Key features:

- Spacious Property
- Close to Town Centre
- Excellent Condition Throughout
- Ideal Family Home
- No Forward Chain
- Desirable Location
- Private Garden
- Close to Schools and Shops

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This well-presented three-bedroom, mid terraced family home is situated near the centre of Yeovil. Benefiting from an open plan living/dining space, kitchen, utility, family bathroom, three bedrooms and a rear courtyard garden. One Parking space to the rear. Early viewing is highly recommended to fully appreciate this fantastic property.

LIVING ROOM 24' 3" x 14' 9" (7.4m x 4.5m) Upon entering the property you are welcomed into the well-proportioned, main reception room. This room leads to the kitchen, utility and the staircase which rises ahead. There is cupboard space beneath the staircase, perfect for coat and shoes storage. Double glazed bay window to the front of the property and a centrally positioned fireplace. Ample space for dining table and chairs. Neutral walls and cream carpet. Two radiators.

KITCHEN 17' 0" x 8' 2" (5.2m x 2.5m) A generous kitchen benefiting from wooden counter tops and white wooden cabinets. An integrated gas hob and oven with cooker hood above. There is also space for a fridge, freezer, washing machine and dishwasher. The kitchen is neutrally decorated and has white tiled splash guards and white tiled flooring. Ceiling spotlights. Double glazed window and door to the rear garden.

UTILITY ROOM 5' 10" x 14' 9" (1.8m x 4.5m) Directly adjacent to the kitchen is the utility which has white brick walls and tiled flooring. Double glazed windows and door to the rear. One radiator.

STAIRS AND LANDING: The stairs arise to the first floor and lead to the hallway which provides access to the two bedrooms, family bathroom and the staircase to the second floor. The landing is bright and airy. White banisters and neutral walls.

MASTER BEDROOM 11' 5" x 14' 9" (3.5m x 4.5m) A spacious bedroom with large double glazed bay window to the front of the property. Neutrally decorated wall and cream carpet. Ceiling spot lights and one radiator.

BATHROOM 8' 10" x 12' 5" (2.7m x 3.8m) A great sized family bathroom featuring a shower cubical, hand basin, w/c and freestanding bathtub. The bathroom walls and neutrally decorated and has white wooden flooring. Ceiling spotlights and heated towel rail. The shower cubical has grey tiled walls and a built-in shelf. Double glazed textured window.

BEDROOM TWO 8' 2" x 17' 0" (2.5m x 5.2m) A double bedroom with two double glazed window to the side and rear. Neutral walls and cream carpet. Two radiators.

BEDROOM THREE 22' 11" x 13' 9" (7.0m x 4.2m) A large, dual aspect loft room with neutral walls and cream carpet. Double glazed window to front and Velux window to rear. Small loft hatch above. Two radiators.

OUTSIDE: To the front of the property are some steps arising to the front door. To the rear of the property is a private and enclosed courtyard garden with a feature pond, decking area and gate to the rear parking. There is one parking space to the rear of the property as well as on road permit parking to the front

