



Property Location

Situated in the south eastern residential area of Yeovil. Within easy walking distance of local shops and a short drive into the town centre which offers a variety of shops, restaurants a cinema and other amenities.

8 St Michaels Avenue, Yeovil, Somerset, BA21 4LB

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft

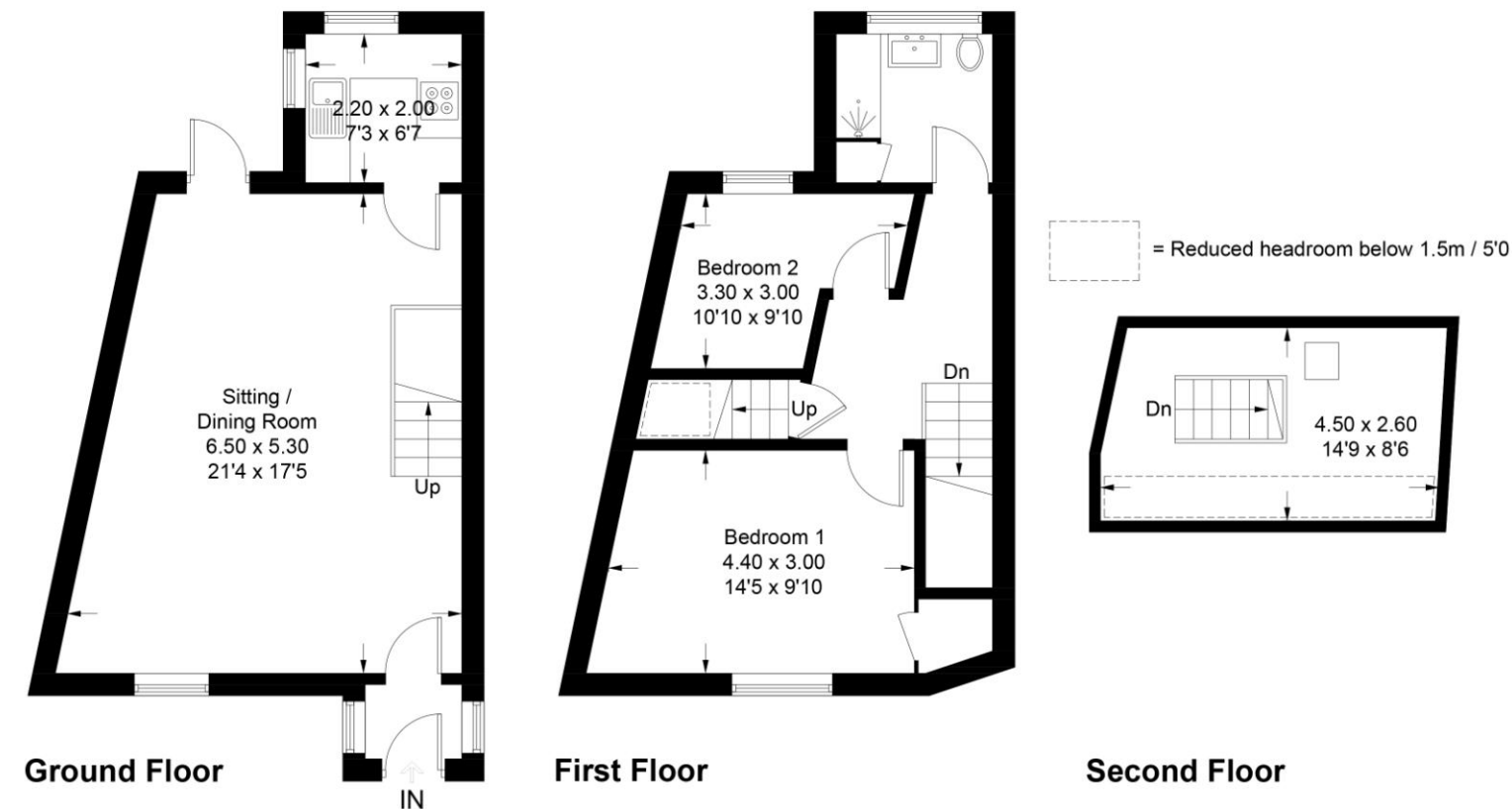


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1016934)



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.



St Michaels Avenue, Yeovil

Offers In Region Of £165,000

St Michaels Avenue
Yeovil
BA21 4LB

Key features:

- Ideal First Home
- Close to Town Centre
- Off Road Parking for Two Cars
- Gas Central Heating
- Private Garden
- Double Glazing
- Great Investment Opportunity

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



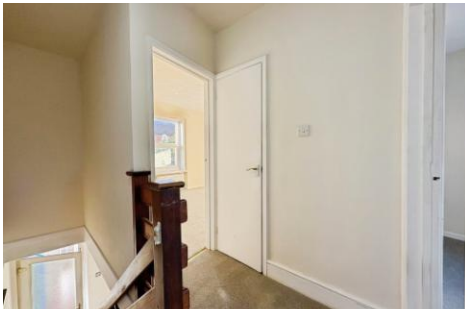
Why you'll like it

This end of Terrace two-bed Victorian property is situated in the south eastern residential area of Yeovil. Benefiting from a living room, kitchen, two double bedrooms, bathroom, converted attic room, rear garden and driveway parking for two cars. Great first home or investment opportunity. Early viewing is recommended.

ENTRANCE HALL: The double-glazed front door leads into the porch before continuing into the main reception room. The porch has two double glazed windows. Exposed brick walls and vinyl flooring.

LIVING ROOM 21' 3" x 17' 4" (6.5m x 5.3m) A generous main reception room with double glazed window to the front of the property. Open wooden stairs rise ahead to the first floor. The living room is neutrally decorated and has wooden laminate flooring throughout. Door opening to the rear courtyard garden. Two radiators.

KITCHEN 7' 2" x 6' 6" (2.2m x 2.0m) Directly adjacent to the living room is the kitchen. The kitchen is bright and airy with two double glazed windows overlooking the rear courtyard. The kitchen has an integrated electric oven, gas hob and cooker hood above. Space for fridge, freezer and washing machine. Laminate work surfaces and cabinets. Wooden laminate flooring and neutral walls.



STAIRS & LANDING: The open wooden stairs rise to the first floor which provides access to the two double bedrooms, family bathroom and the stairs rising to the loft room. The landing has neutral walls and grey carpet.

MASTER BEDROOM 14' 5" x 9' 10" (4.4m x 3.0m) Spacious master bedroom with built-in cupboard/wardrobe space and double-glazed window to the front. Neutral walls and grey carpet. One radiator.

BEDROOM TWO 10' 9" x 9' 10" (3.3m x 3.0m) Good-sized second bedroom with double glazed window to the rear. Neutral walls and grey carpet. One radiator.

BATHROOM: Family bathroom complete with a white suite consisting of w/c, hand basin and bathtub with fitted shower unit. Textured double glazed window and heated towel rail. Neutral walls and wooden laminate flooring.

LOFT ROOM 14' 9" x 8' 6" (4.5m x 2.6m) The second floor is a converted attic room with wooden floorboards and neutral walls. Velux window to the rear and eaves storage cupboards. One radiator.

OUTSIDE: To the front of the property is a paved driveway space suitable for two cars. To the rear of the property is a private and enclosed courtyard.

