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Eastland Road, Yeovil

Offers In Excess Of £180,000

17 Eastland Road
Somerset
BA21 4EU

Key features:

- HUGE POTENTIAL
- Conversion Opportunity
- Full Modernisation Required
- Gas Central Heating Installed
- Large Garden to Rear
- On Street Parking
- Ideal Location for Renters
- NO CHAIN



Why you'll like it

DEVELOPERS / INVESTORS ATTENTION!
This 4 bedroom terraced house in the heart of Yeovil's residential area close to Yeovil District Hospital and the Town Centre, in need of full modernisation and refurbishment.
Ideal for conversion to flats / HMO / multiple residences.
Ground floor includes large ex-retail space (now with residential use granted).

ENTRANCE HALL There are two aluminium front doors to the property - one into the residential hallway and one into the ex-retail unit.
The hallway has stairs rising to the first floor and a doorway into the sitting room.
Radiator and under stair cupboard.

SITTING ROOM 13' 9" x 11' 1" (4.2m x 3.4m) Reception room with single glazed window to the rear garden.
Radiator.
Door way and steps down to kitchen

KITCHEN 16' 0" x 9' 2" (4.9m x 2.8m) Single-storey extension to the rear housing a good-sized kitchen.
In need of full modernisation.
Single glazed windows and door to the rear garden.

SHOP 21' 7" x 14' 1" (6.6m x 4.3m) Retail unit which has been closed as such for over 5 years.
Planning change of use granted to current owners changing to residential use.
Two large single glazed 'shop' windows to the front.
Aluminium front door.
Great potential for conversion to useful accommodation.

STAIRS AND LANDING Carpeted stairs rise to the first floor landing which is split into two with doorway along the line of the original (prior to the current ownership of circa 50 years) conversion from 2 separate cottages.
Steps down at dividing line.

BEDROOM ONE 12' 7" x 10' 5" (3.85m x 3.2m) Double bedroom with double glazed window to the front.
Radiator.
Stairs via door up to 2nd floor attic room.

BEDROOM TWO 9' 10" x 7' 6" (3m x 2.3m) Good sized single bedroom with single glazed window to the rear.
Radiator.

BEDROOM THREE 14' 1" x 11' 11" (4.3m x 3.65m) Double bedroom with useful L-shape lending itself to potential en suite addition by the new owner.
Double glazed window to the rear.
Radiator.

BEDROOM FOUR 14' 1" x 9' 2" (4.3m x 2.8m) Double bedroom with double glazed window to the front.
Radiator.

BATHROOM Family bathroom with double glazed window to the rear.
Pale blue suite of WC, basin and bath with shower above.

ATTIC ROOM 14' 5" x 10' 5" (4.4m x 3.2m) Stairs rise from bedroom 1 to the attic room (planning permission status unknown).
Velux window and reduced head height to eaves, but with 1.8m centrally with full ceiling height.

OUTSIDE To the front of the property is a strip of hard standing approximately 1.5m in width.
To the rear is a surprisingly large and private garden on 3 levels.
Steps down from the kitchen lead to a patio area with terraced patio overlooking the bottom levels.
Lawn areas over two levels down to the very bottom, which is surrounded by tall firs and trees.

STORE / WC Outside WC, also useful as a store, to the rear of the building with wooden door from the patio area.
Housing the Vaillant gas boiler and controls.
WC and hand-wash basin.
Single glazed window to the rear.



17 Eastland Road, Yeovil, Somerset, BA21 4EU

Approximate Gross Internal Area = 154.3 sq m / 1661 sq ft
(Including External WC)

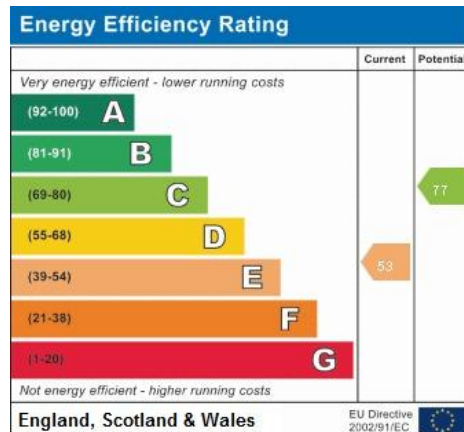


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