



Property Location

This two-bedroom bungalow is situated in the desirable Abbey Manor Park residential area of Yeovil. The property is within walking distance of local shops, doctors' surgery and bus routes, plus the Town Centre with its many amenities is just a short drive away.

1 Derwent Way, Yeovil, BA21 3SZ

Approximate Gross Internal Area = 55.3 sq m / 595 sq ft

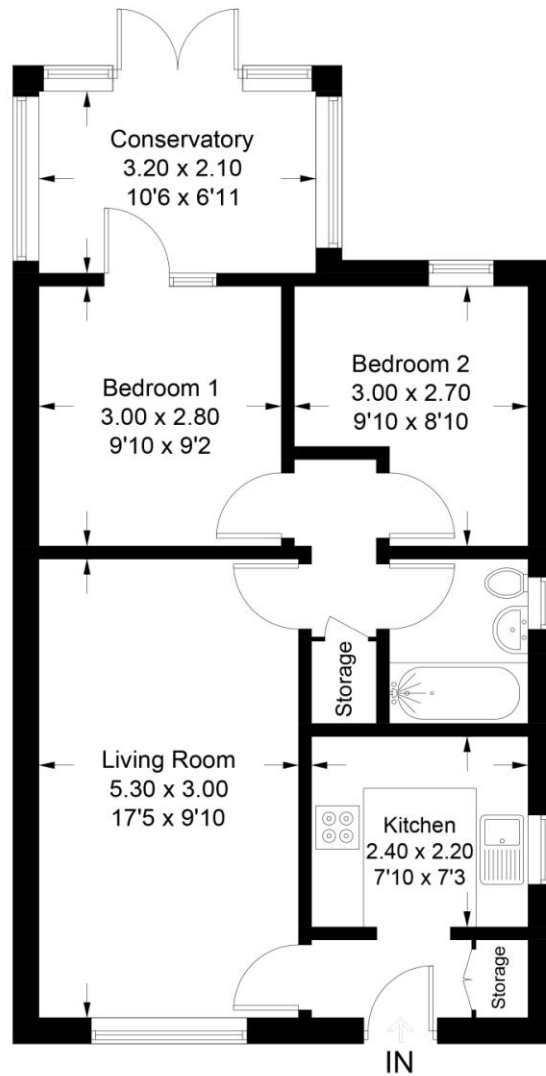


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1271299)



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.



Derwent Way, Yeovil

Offers In the Region Of £200,000

Martin & Co Yeovil

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**1 Derwent Way
Yeovil
BA21 3SZ**

Key features:

- Two Bedroom Bungalow
- Off Road Parking
- Conservatory
- Desirable Location
- No Forward Chain
- Off Road Parking for Two Cars in Tandem
- Close to Schools and Shops
- Private Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This 2-bedroom end of terrace bungalow is situated in the desirable Abbey Manor residential area of Yeovil. Featuring a large living space, modern kitchen, family bathroom, conservatory, 2 double bedrooms, private gardens and off-road parking for 2 cars. Early viewing is recommended.

ENTRANCE HALL: As you enter the property through the double-glazed front door you are welcomed into the bright entrance hall. The hall provides access to the kitchen, living room and has a large storage cupboard perfect for storing coats and shoes. Neutral walls and vinyl flooring. One radiator.

LIVING ROOM 17' 4" x 9' 10" (5.3m x 3.0m) A spacious living space with a centrally positioned electric fireplace and double-glazed bay window to the front of the property. Neutral walls and carpet. One radiator.

KITCHEN 7' 2" x 7' 10" (2.2m x 2.4m) This compact, horseshoe-shaped kitchen has wooden cabinets, drawers and countertops. A free-standing gas oven, space and plumbing for washing machine and fridge-freezer. Cream coloured tile splashguards and neutral walls. Vinyl flooring and double-glazed window to the side of the property. Under cabinet lighting.

HALLWAY: The hallway provides access from the living room to both double bedrooms and family bathroom. Large storage cupboard and loft hatch above. Neutral walls and carpet.

BATHROOM 6' 2" x 5' 2" (1.9m x 1.6m) The family bathroom has a three-piece suite comprising of a white W/C, hand basin and bathtub with fitted shower above. White tiled walls and vinyl flooring. Obscure double-glazed window and one radiator.

CONSERVATORY 6' 10" x 10' 5" (2.1m x 3.2m) Directly adjacent to the master bedroom is the conservatory which overlooks the private rear garden. Double glazed windows and French doors. Neutral carpet.

BEDROOM ONE 9' 10" x 9' 2" (3.0m x 2.8m) A generous master bedroom with double glazed window and door leading to the conservatory. Neutrally decorated walls and carpet. One radiator.

BEDROOM TWO 8' 10" x 9' 10" (2.7m x 3.0m) A double bedroom with double glazed window to the rear of the property. Neutrally decorated walls and carpet. One radiator.

OUTSIDE: To the front of the bungalow is the low maintenance gravel garden with mixed shrubbery borders. To the rear of the property is a private and enclosed garden which is laid gravel and patio area. There is a garden shed and side gate access to the front of the property. Off road parking for 2 cars.

