



**21 GREENHILL ROAD**

Yeovil, BA21 5NB

**Price £200,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented three bedroom mid terrace family home being offered for sale with no forward chain. The property offers good size accommodation and has the benefit of an off road parking space to the front. The accommodation comprises a sitting/dining room, study, kitchen, three bedrooms, bathroom and rear garden.

## Situation

The property is situated in the bustling town of Yeovil in South Somerset. The town boasts a variety of shops, coffee shops and restaurants in it's town centre. There are two mainline stations with services to Bristol Temple Meads and London Waterloo stations. The property is close to local schools and a day nursery. A local supermarket is also nearby.

## The local area

Yeovil nestles in the south of the beautiful county of Somerset and is a great base to explore the surrounding countryside. It is also ideally placed for access to the M5 motorway and on to the West Country and Wales.

## Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

# PROPERTY DESCRIPTION

The property is approached over the front garden which is currently of road parking for one car (dropped kerb) and is enclosed by timber fencing. Steps lead up to the front door which in turn leads to the entrance hall with stairs to the first floor. The sitting/dining room is a light and spacious room with a bay window to the front and sliding patio doors to the rear garden. A door leads to the kitchen which is fitted with an attractive range of shaker style wall and base cabinets. A wooden worksurface with matching upstands incorporates a stainless steel sink unit with mixer taps. A wooden worksurface incorporates a stainless steel sink unit with mixer taps. There is a four ring gas hob with an extractor above, an electric oven and space for a side by side fridge and freezer and space and plumbing for a washing machine. A useful under stairs cupboard gives extra storage. A door leads to the rear garden with a further window giving natural light. From the hallway is an extra room which would make an ideal study/office.

The first floor landing has a cupboard housing the Vaillant central heating boiler. There are three bedrooms, two double bedrooms to the front of the house and a single to the rear. The bathroom has a modern suite comprising of a P shaped bath with separate shower above and shower screen, close coupled WC and pedestal wash hand basin. There is part tiling to the walls and two windows give natural light.

Outside the rear garden is on two levels with a patio area directly to the rear of the house. Steps lead to the upper level which is laid to loose shingle with a further patio area with a garden shed. This area is enclosed by timber fencing. A covered shared pathway leads from the front of the house.

## Material Information..

Additional information not previously mentioned

- All mains services connected
- Water metered or not.
- Mains Sewerage.
- Flooding in the last 5 years or not. No
- Broadband and Mobile signal or coverage in the area.

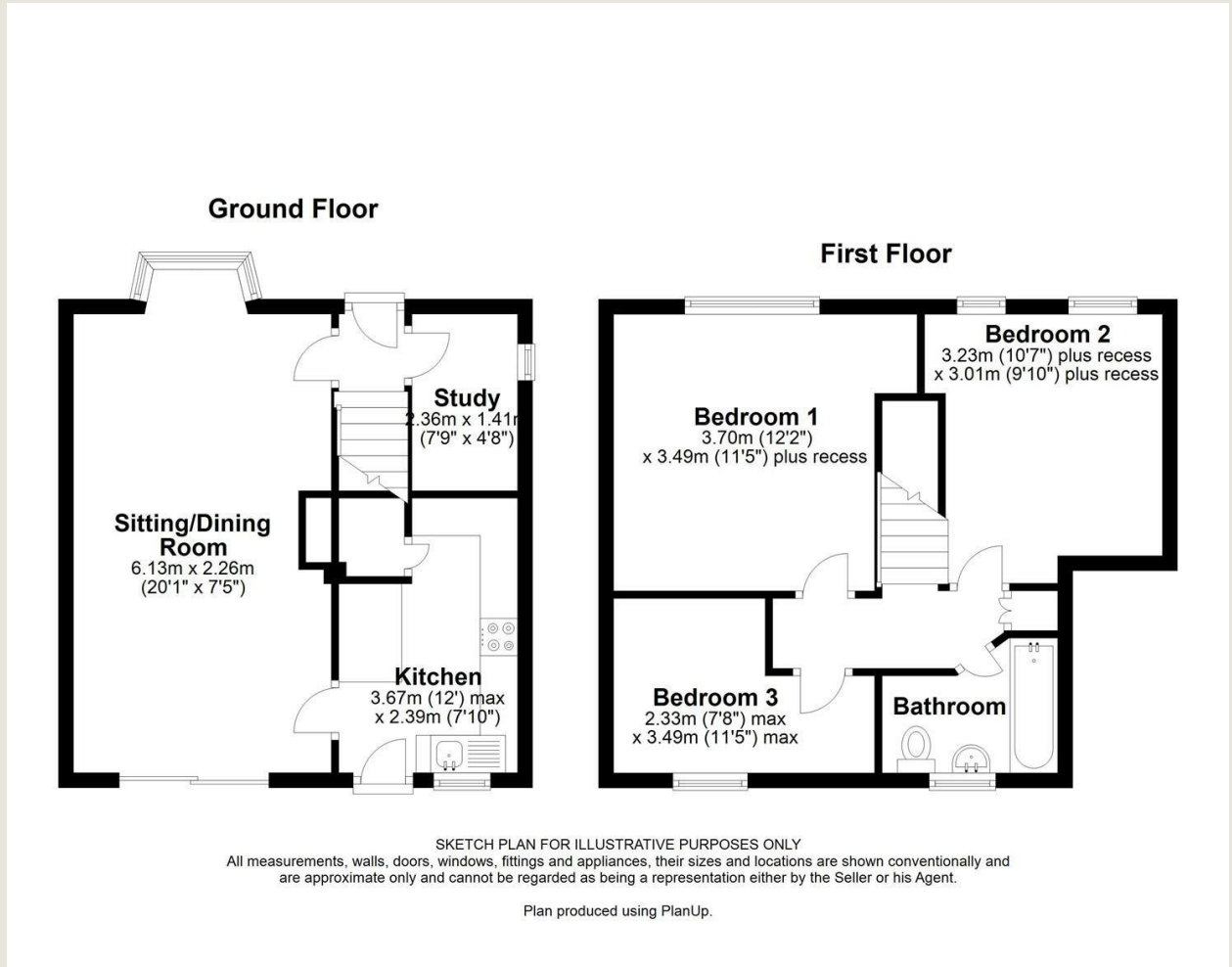
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01305 269200**

dorchester@mayfairproperties.net

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

