



**Connells**

Grass Royal  
Yeovil



## Property Description

This home offers a practical layout with a spacious lounge/diner benefiting from dual-aspect windows, allowing for plenty of natural light throughout. The fitted kitchen provides a good range of units and access to the rear garden, while the ground floor bathroom adds convenience.

Upstairs, the property offers three bedrooms alongside an additional attic room, providing flexible space that could suit a range of needs. Each room is fitted with a radiator, and built-in storage is featured in the main bedroom.

Situated in Yeovil, the property is well placed for a variety of local amenities including shops, schools, and leisure facilities. Yeovil also offers good transport links, with access to nearby towns and countryside, making it a convenient location for both commuters and those looking to enjoy the surrounding Somerset area.

## Accommodation

### Entrance

Front door access leading into the property.

### Lounge/Diner

Spacious dual-aspect room with two radiators and double-glazed windows to both the front and rear, allowing for plenty of natural light.

### Kitchen

Fitted with a range of wall and base units with worktops over, stainless steel sink and drainer, and space for an oven with an integrated extractor fan above. Double-glazed window to the side, wall-mounted boiler, space for a dishwasher and freestanding fridge freezer, and a door providing access to the rear.

### Bathroom

Located on the ground floor and fitted with a bath with shower over, WC, and wash hand basin. Double-glazed window to the side and an extractor fan.

## First Floor

### Bedroom One

Double room with a single-glazed window to the rear, fitted double built-in wardrobe, and radiator.

### Bedroom Two

Well-proportioned room with a single-glazed window to the front and a radiator.

### Bedroom Three

Comfortable room with a single-glazed window to the front and a radiator.

### Attic Room

Useful additional space with a Velux roof window, radiator, and eaves storage, with some restricted head height.

## Outside

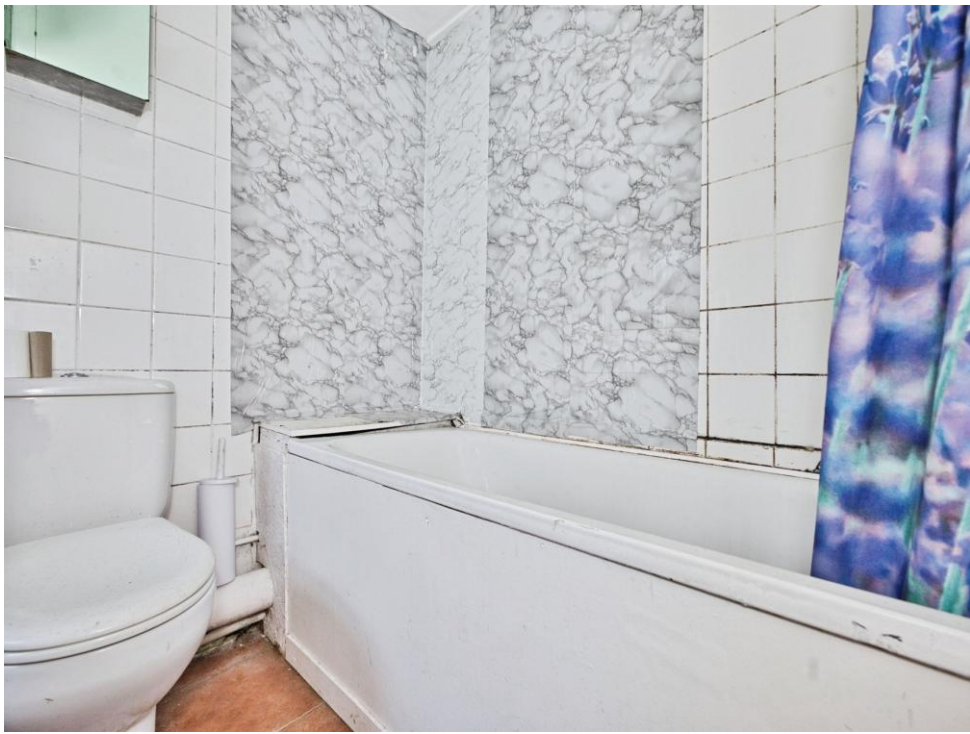
### Front Garden

Enclosed low-maintenance frontage bordered by a low-level brick wall.

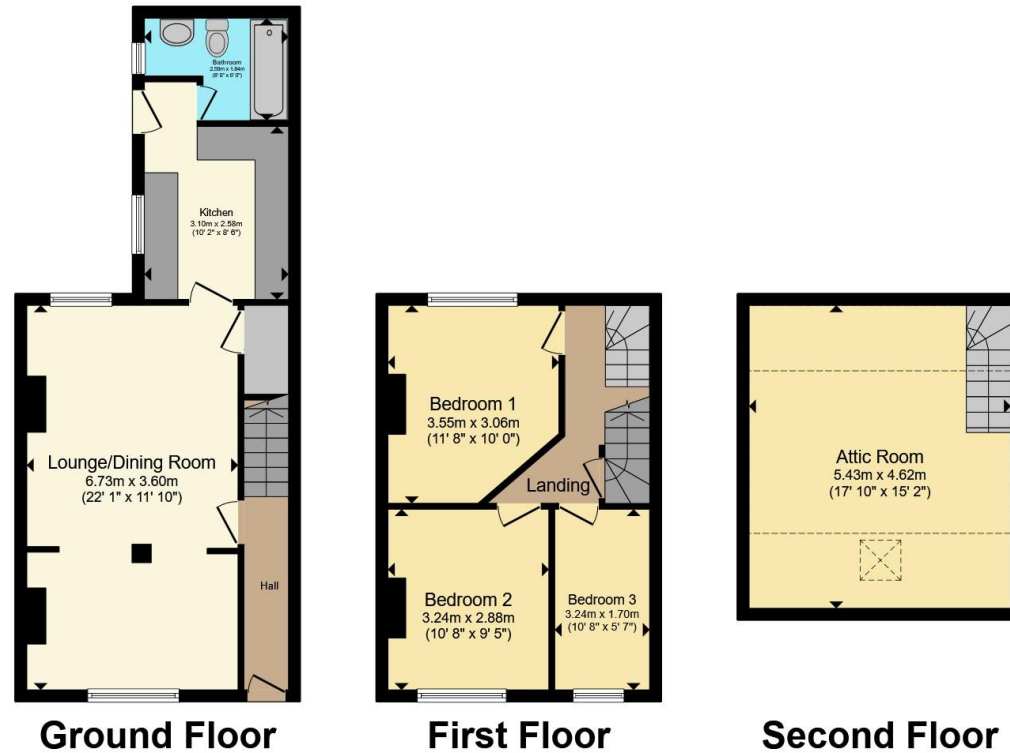
### Rear Garden

Enclosed rear garden with a paved patio area, steps leading up to a lawned section, and fencing to boundaries. Rear access provided.









Total floor area 103.2 m<sup>2</sup> (1,111 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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