



Connells

Smiths Terrace
YEOVIL



Property Description

This charming two-bedroom home combines character features with practical living space, including a spacious open-plan lounge and dining room centred around an attractive wood-burning stove. The well-appointed kitchen offers ample storage and appliance space.

Upstairs, there are two generous double bedrooms and a modern shower room. Outside, the enclosed rear garden enjoys a patio seating area, stepped lawned sections, and a variety of outdoor spaces to enjoy. Further benefits include a brick-built shed with light and power, alongside a substantial brick-built summerhouse currently used as a home office, making it ideal for those working from home.

Entrance Porch

A useful and versatile additional space with a wooden door to the front, two double glazed windows to the side, door leading to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a one-and-a-half bowl stainless steel sink and drainer. Integrated appliances include a gas hob with extractor hood over and oven below. The kitchen also features a double glazed window to the rear, wall-mounted boiler and space and plumbing for a washing machine, tumble dryer, dishwasher, and freestanding fridge freezer.

Dining Room

Open plan to the lounge, the dining area provides an ideal space for family meals and entertaining, benefiting from a double glazed window into the entrance porch and a doorway leading through to the kitchen.

Lounge

A spacious and characterful open-plan reception room featuring a double glazed window overlooking the garden, radiator, and an attractive wood-burning stove creating a cosy focal point.

Rear Hall

Door leading to the lounge, radiator and door to the rear garden.

Landing

Providing access to all first-floor accommodation, with radiator and loft access via a hatch. The loft is partially boarded and benefits from a fitted loft ladder.

Bedroom One

A generous double bedroom with a double glazed window overlooking the garden and a radiator.

Bedroom Two

A well-proportioned double bedroom enjoying a double glazed window overlooking the front aspect. The room has a radiator for year round comfort.

Bathroom

Comprising a modern suite including a vanity wash hand basin with storage cupboard beneath, low-level WC, and walk-in shower enclosure. Further benefits include a radiator and a double glazed window to the side elevation.

Outside

Rear Garden

The rear garden has been thoughtfully arranged to provide a variety of seating and outdoor spaces. Immediately adjoining the property is a patio area, with steps leading to an additional garden section. A pathway provides access to both the shed and summerhouse, while a shingled area, attractive picket fencing, and side access gate complete the garden.

Outbuildings

Shed

A substantial brick-built shed offering excellent storage or workshop potential, with the added benefit of light and power connected.

Summerhouse

A substantial brick-built summerhouse currently utilised as a home office, benefiting from light and power, a roof window providing additional natural light, and doors to both the front and side elevations. A versatile space suitable for a variety of uses including a home office, studio, gym, or hobby room.

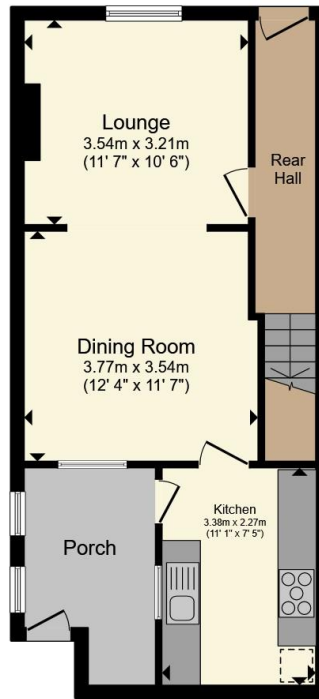
Agents Note

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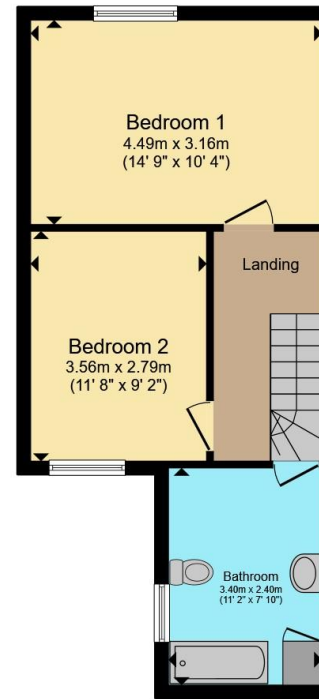








Ground Floor



First Floor

Total floor area 86.2 m² (928 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: E Council Tax
Band: A

Tenure: Freehold

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