



**Eliotts Drive, Yeovil, BA21 3NW**

**welcome to**

**Elliotts Drive, Yeovil**

A three bedroom semi detached family home, offered for sale with no onward chain, situated within close proximity to many local amenities. The accommodation offers a wealth of space, versatility and natural light throughout and externally boasting ample driveway parking, garage & enclosed gardens.



### Entrance

Double glazed door to the front, opening into:

### Entrance Porch

Double glazed windows to the front and sides. Double glazed door opening into:

### Entrance Hall

Double glazed window to the front. Stairs rising to the first floor. Radiator.

### Lounge

14' 9" x 11' 5" ( 4.50m x 3.48m )

Double glazed box bay window to the front. Feature fireplace with brick surround and wooden mantle. Aerial point. Radiator. Sliding door opening into:

### Dining Room

10' 2" x 8' 3" ( 3.10m x 2.51m )

Space for dining table and chairs. Radiator. Door with windows to either side, opening into:

### Sun Room

9' 9" x 7' 11" ( 2.97m x 2.41m )

Double glazed sliding patio door to the rear opening to the garden. Radiator. Door opening into:

### Kitchen

9' 9" x 8' 2" ( 2.97m x 2.49m )

Double glazed windows to the rear and side. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for washing machine. Opening into:

### Utility Area

10' 6" x 8' 4" ( 3.20m x 2.54m )

Double glazed door to the side. A range of fitted wall and base units with work surface over and complementary tiled surround. Space for fridge/freezer. Wall mounted boiler. Storage cupboard. Radiator.

### First Floor Landing

Double glazed window to the side. Access to the loft space. Airing cupboard.

### Bedroom One

12' 4" x 7' 11" ( 3.76m x 2.41m )

Double glazed window to the rear overlooking the garden. Built in wardrobe. Space for free standing wardrobe. Radiator.

### Bedroom Two

11' 7" x 9' 3" ( 3.53m x 2.82m )

Double glazed window to the front. Space for free standing furniture. Radiator.

### Bedroom Three

8' 8" x 8' 3" ( 2.64m x 2.51m )

Double glazed window to the front. Built in wardrobe. Radiator.

### Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower over, wash hand basin and WC. Fully tiled. Radiator.

### Garage

Up and over door to the front. Window to the side.

### Front Garden

Access via metal gates, opening onto a tarmac driveway, leading to the garage and providing ample off road parking. Gated side access leading to the rear garden.

### Rear Garden

A good size enclosed rear garden, laid mainly to lawn, with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. Greenhouse. Brick built store to the foot of the garden, ideal for outside studio/workshop.

### Agent Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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.focalagent.com](http://www.focalagent.com)



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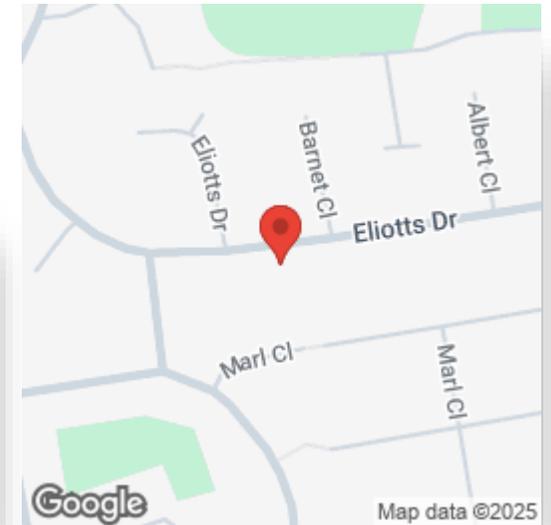
## Eliotts Drive, Yeovil

- Semi Detached Family Home
- Three Bedrooms
- Spacious Living Accommodation
- Garage & Ample Driveway Parking
- Enclosed Gardens with Outbuilding

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £270,000



Please note the marker reflects the postcode not the actual property

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