





Wilton Road, Yeovil, BA21 5XP

fox & sons

welcome to

Wilton Road, Yeovil

A two bedroom semi detached bungalow situated within a sought after residential area of Yeovil and close to many local amenities and good bus routes. The accommodation is presented in excellent decorative order throughout and boasting a wealth of space, versatility and natural light. NO ONWARD CHAIN













Entrance
Double glazed door to the front, opening into:

Entrance Hall
A welcoming entrance hall with airing cupboard and access to the loft space. Radiator.

Lounge
Double glazed window to the front. Aerial point. Wall light points. Radiator. Opening into:

Dining Room
Space for dining table and chairs, perfect for family meals and entertaining. Inset spotlights to the ceiling. Radiator. Opening into::

Fitted Kitchen
Double glazed window to the rear, overlooking the garden. A range of modern 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. Integrated induction hob with cooker hood over. Integrated eye level double oven. Built in dishwasher. Space for fridge/freezer. Double glazed door to the rear, opening to the garden.

Utility
Double glazed door to the rear, opening to the garden. A range of fitted wall, base and drawer units with work surface over. Plumbing for washing machine and tumble dryer. Access to the loft space.

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

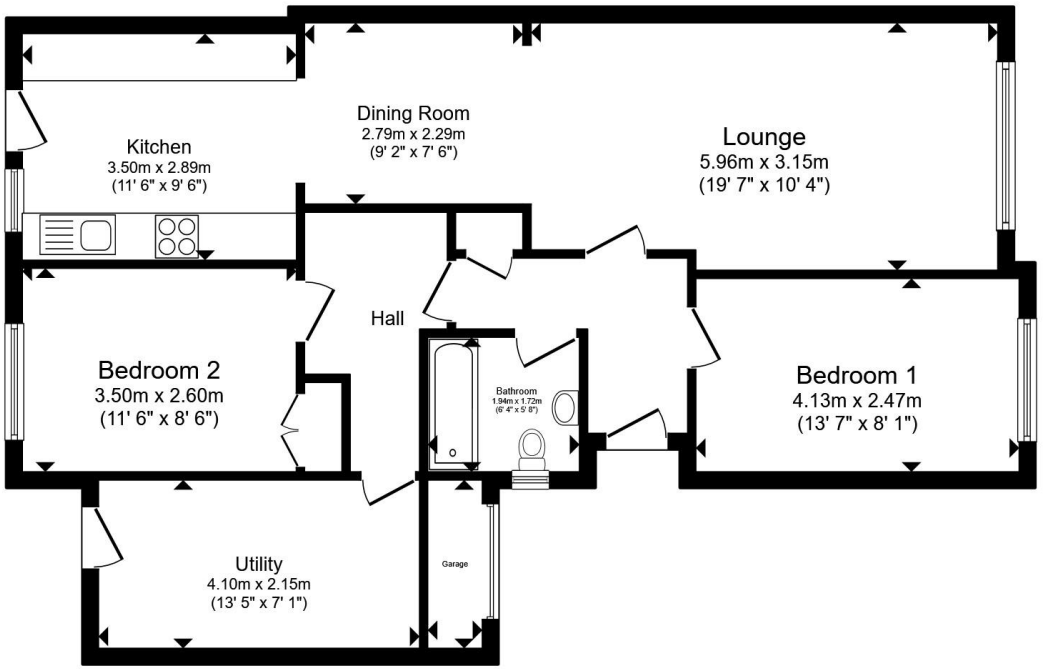
Bedroom Two
Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Radiator.

Bathroom
Double glazed window to the side. Suite comprising enclosed Jacuzzi bath with mixer tap and shower attachment, wash hand basin and WC. Fully tiled. Chrome towel radiator.

Garage
Powered roller door to the front.

Front Garden
Access via a hardstanding driveway, leading to the garage and providing off road parking for two car with car port over and EV charge point. The front garden is laid to shingle with the opportunity to extend the dropped curb to create further off road parking, subject to permission. Gated access to the rear garden.

Rear Garden
A good size enclosed rear garden, with a spacious paved patio area abutting the property, part covered with a canopy, providing an ideal seating area to enjoy the summer sunshine and alfresco dining. The garden is then tiered with further patio areas and slate planters, leading to the lawn area with mature plant and tree borders.



Total floor area 81.8 m² (881 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

fox & sons

view this property online fox-and-sons.co.uk/Property/YEO109125

welcome to

Wilton Road, Yeovil

- Semi Detached Bungalow
- Two Double Bedrooms
- Spacious & Versatile Accommodation
- Garage & Driveway Parking with Carport
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£250,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO109125

The Property Ombudsman

Property Ref:
YEO109125 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01935 412100

Yeovil@fox-and-sons.co.uk

14 Princes Street, YEOVIL, Somerset, BA20 1EW

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.