

Property Location

This four-bedroom detached family home is situated in the desirable Abbey Manor Park residential area on the western side of Yeovil. The property is within walking distance of a schools, shops, parks and a doctor's surgery. The town centre is a short drive away and offers plenty of shops, restaurants, cafes and a cinema. Yeovil benefits from two railway stations which provide excellent direct routes to London, Exeter and Bristol.

8 Richmond Way, Yeovil, BA21 3SX

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft
Garage = 15.9 sq m / 171 sq ft
Total = 122.3 sq m / 1316 sq ft

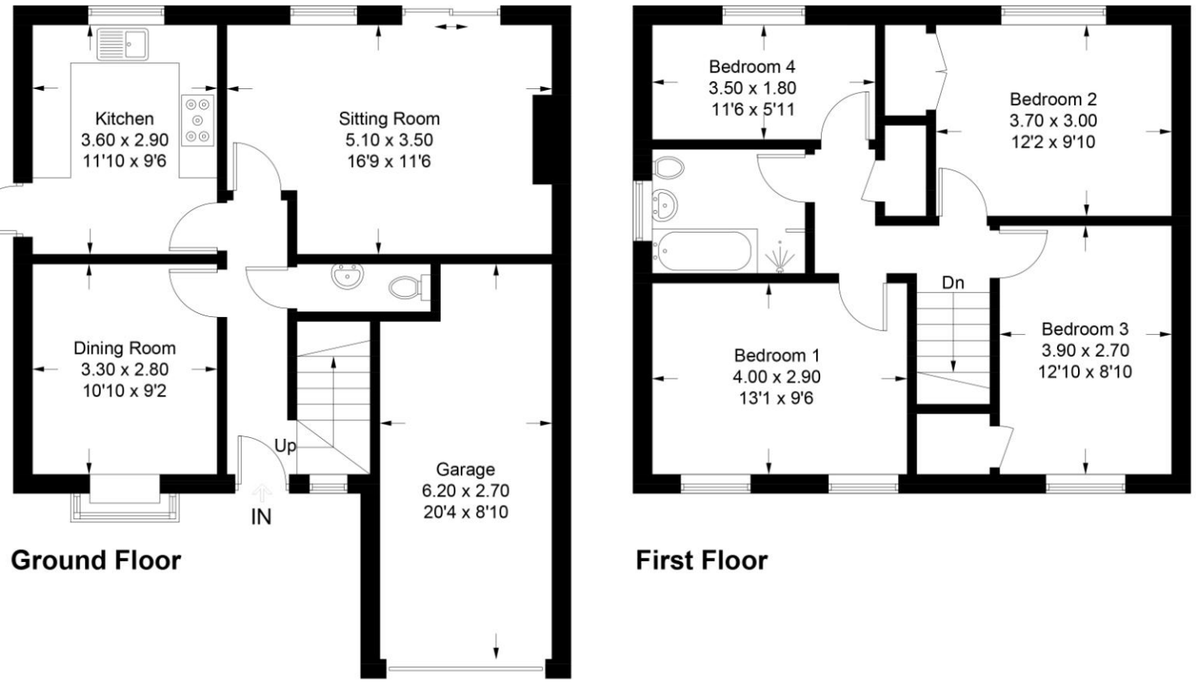


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344544)







The Property Ombudsman

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Richmond Way, Yeovil

Offers In Region Of £375,000

Martin & Co Yeovil
18 Princes Street ● Yeovil ● BA20 1EW
T: 01935 420555 ● E: Yeovil@Martinco.com

http://www.martinco.com

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8 Richmond Way

Yeovil

BA21 3SX

Key features:

- Immaculate Four-Bedroom Detached Property
- Quiet Residential Area
- Garage and Driveway Parking
- Close to Local Amenities and Schools
- Gas Central Heating
- Ground Floor W/C
- Private Landscaped Garden
- Perfect Family Home



Why you'll like it

We are delighted to present to the market this fantastic example of a four-bedroom detached family home, situated in the highly desirable Abbey Manor estate. The property features a sitting room, kitchen, dining room, cloakroom, four-bedrooms, family bathroom, garage, gardens and off-road parking. The property offers a quiet residential setting while being within close proximity to local amenities. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall which provides access to the sitting room, kitchen, dining room, cloakroom and the stairs which rise ahead. The hall way is neutrally decorated with two-toned walls and has wooden laminate flooring. Double glazed window to the front of the property. One radiator.

SITTING ROOM 16' 8" x 11' 5" (5.1m x 3.5m) A spacious sitting room featuring a centrally positioned gas fireplace with an attractive mantelpiece surround. Double glazed patio doors leading to the rear garden. Pale blue decorated walls and wooden laminate flooring. One radiator.

KITCHEN 11' 9" x 9' 6" (3.6m x 2.9m) A modern kitchen fitted with wooden cabinets and drawers. Ample black worksurfaces with an inset stainless-steel basin and drainer. Integrated fridge/freezer, washing machine, dishwasher, double electric oven and a five-ring gas hob with cooker hood above. Tiled splashguards and tiled flooring. Double glazed window overlooking the rear garden. Under cabinet lighting. Door to the rear garden. One radiator.

DINING ROOM 10' 9" x 9' 2" (3.3m x 2.8m) The dining room features a double-glazed bay window to the front of the property allowing floods of light into the room. Neutral walls and wooden laminate flooring. Space for dining table and chairs. One radiator.

CLOAKROOM: The downstairs cloakroom is fitted with a two-piece suite comprising of a white w/c and basin with a vanity unit below. Convenient storage cupboard. Neutral walls and tiled flooring.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the four bedrooms, family bathroom, airing cupboard and loft hatch above. Two-toned walls. The loft has a drop-down ladder and is partly boarded.



BEDROOM ONE 13' 1" x 9' 6" (4.0m x 2.9m) A generous double bedroom with two double glazed windows to the front of the property. Neutrally decorated walls and light grey carpet. One radiator.

FAMILY BATHROOM 7' 10" x 6' 2" (2.4m x 1.9m) The bathroom consists of a four-piece suite comprising of a white w/c, hand basin, bathtub and walk-in shower cubicle. Wall-mounted vanity mirror and full-length heated towel rail. Fully tiled walls. Obscure double-glazed window to the side of the property. Ceiling spotlights.

BEDROOM TWO 12' 1" x 9' 10" (3.7m x 3.0m) A double bedroom featuring a built-in wardrobe and double-glazed window overlooking the rear garden. Neutral walls and light brown carpet flooring. One radiator.

BEDROOM THREE 12' 9" x 8' 10" (3.9m x 2.7m) A double bedroom with a built-in storage cupboard. Light blue walls and wooden effect vinyl flooring. Double glazed window to the front of the property. One radiator.

BEDROOM FOUR 11' 5" x 5' 10" (3.5m x 1.8m) A single bedroom which could make the perfect home office, study, nursery or dressing room. Neutrally decorated walls and wooden laminate flooring. Double glazed window overlooking the rear garden. One radiator.

GARAGE 20' 4" x 8' 10" (6.2m x 2.7m) An incorporated single garage with an up-and-over style door to the front. Power and lighting. Housing the boiler.

OUTSIDE: To the front of the property is driveway parking suitable for two-cars. lawn areas either side with mature shrubs and trees. Side gate access to the rear garden on both sides of the property. Paved access to the garage and main entrance. To the rear of the property is a private and enclosed landscaped garden laid to lawn and patio seating areas. The garden has a host of raised beds filled with a colourful array of flowers, shrubs and potted plants. Collectively creating an enjoyable space perfect for entertaining and al-fresco dining. External water and electrical outlet. Garden shed.

MATERIAL INFORMATION:
Council Tax Band: E
Tenure: Freehold
Gas Central Heating
Off-Road Parking

