



Property Location

This three-bedroom mid-terraced home is situated in a popular residential area near the centre of Yeovil. The town centre is a short drive away and offers plenty of shops, restaurants and a cinema. The Yeovil District Hospital and Penn Mill train station is within walking distance.

76 St. Michaels Road, Yeovil, BA21 5AH

Approximate Gross Internal Area = 74.2 sq m / 799 sq ft

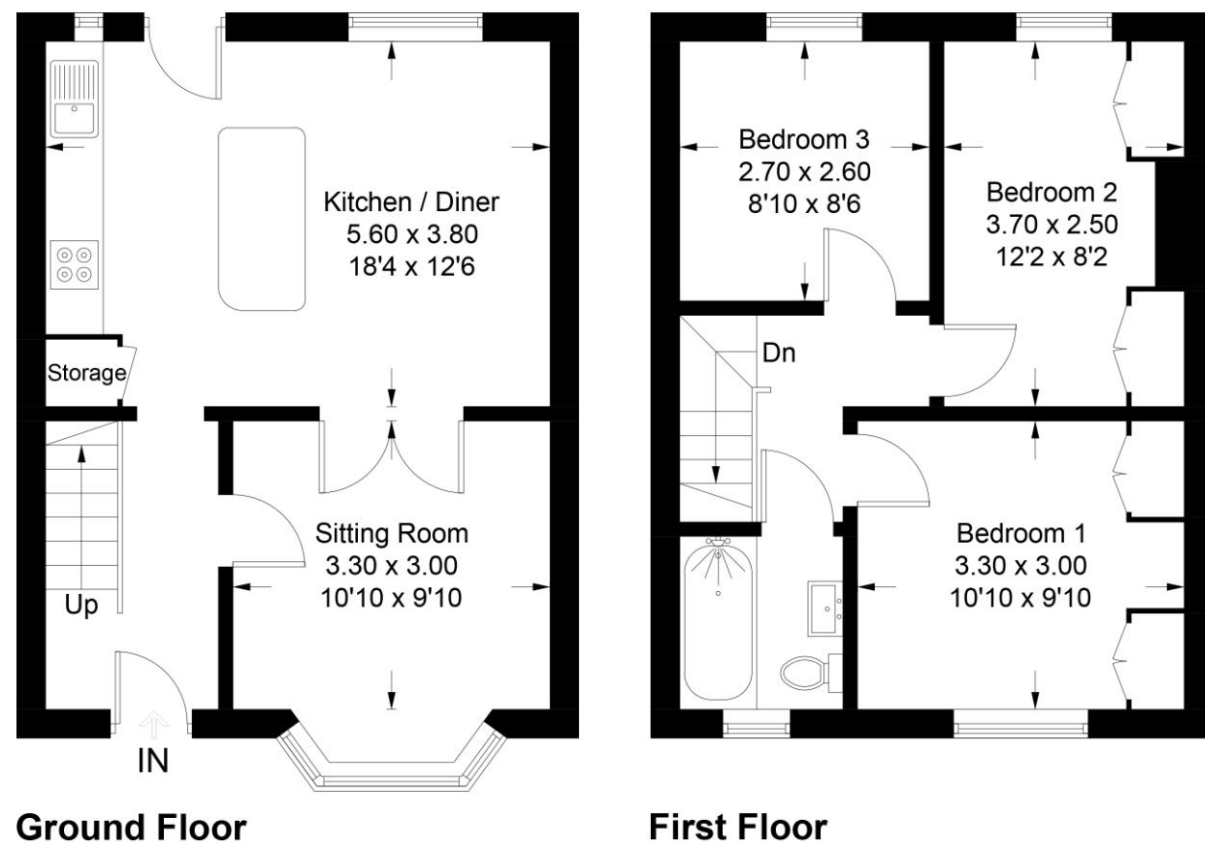


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325278)



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, sellers(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.

St Michaels Road, Yeovil

Offers In Region Of £220,000

76 St Michaels Road
Yeovil
BA21 5AH

Key features:

- Three-Bedroom Victorian Home
- Recently Refurbished Throughout
- Chain Free
- Modern Kitchen and Bathroom
- Private South Facing Garden
- Ideal For First Time Buyers
- Close to Town Centre and Hospital
- Plenty of Storage Throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This beautifully presented three-bedroom Victorian property is situated in the popular St Michaels Road residential area of Yeovil. The property features a modern kitchen/diner, sitting room, three bedrooms, family bathroom and a south-facing garden. A fantastic opportunity for first-time buyers and investors. 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 living room, kitchen and the stairs which rise ahead to the first floor. Neutrally decorated walls and characterful tiled flooring. One radiator.

SITTING ROOM 10' 9" x 9' 10" (3.3m x 3.0m) A spacious sitting room with centrally positioned fireplace and a double-glazed bay window to the front of the property. Neutrally decorated walls and wooden laminate flooring. Double doors opening into the kitchen/ diner. One radiator.

KITCHEN/DINER 18' 4" x 12' 5" (5.6m x 3.8m) A generous open-plan modern kitchen/dining room fitted with a mixture of cabinets and drawers. Ample work surfaces with an inset stainless-steel basin and drainer. Separate island and breakfast bar with further in-built storage cabinets. Integrated electric oven and hob with the cooker hood above. Space and plumbing for a washing machine and freestanding fridge/freezer. Tiled splashguards and neutrally decorated walls. Laminate flooring. Space for dining table and chairs. Large understairs storage cupboard. Ceiling spotlights. Double glazed door and window overlooking the rear garden. One radiator.



STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, family bathroom and the loft hatch above. White wooden banister and neutral walls.

BEDROOM ONE 9' 10" x 10' 9" (3.0m x 3.3m) A double bedroom with two built-in wardrobes and double-glazed window to the front of the property. Neutrally decorated walls and carpet flooring. One radiator.

FAMILY BATHROOM 5' 10" x 5' 2" (1.8m x 1.6m) This recently installed bathroom is fitted with a three-piece suite comprising of a white w/c, hand basin with vanity unit and a bathtub with a shower unit above. Obscure double-glazed window to the front. White tiled walls and laminate flooring. Full length wall-mounted heated towel rail and ceiling spotlights.

BEDROOM TWO 12' 1" x 8' 2" (3.7m x 2.5m) A double bedroom with two built-in wardrobes and a double-glazed window to the rear of the property. Neutral walls and beige carpet. One radiator.

BEDROOM THREE 8' 6" x 8' 10" (2.6m x 2.7m) A single bedroom with a double-glazed window to the rear of the property. Could make the perfect home office or nursery. Neutrally decorated walls and grey carpet. One radiator

OUTSIDE: To the rear of the property is a private and enclosed south-facing garden that is laid with patio and stone chippings. Making the perfect low-maintenance sun trap, perfect for outdoor entertaining. Two outdoor storage sheds.

