



Connells

Lower Fairmead Road
Yeovil



Property Description

This well-presented home offers bright and practical accommodation, ideal for first-time buyers, downsizers, or investors alike. The property opens into a welcoming entrance hall leading through to a spacious lounge/diner, featuring patio doors that provide direct access to the rear garden, creating a great space for both everyday living and entertaining. The modern kitchen is fitted with a range of units, integrated cooking appliances, and enjoys a pleasant front aspect.

Upstairs, the property continues to impress with two well-proportioned bedrooms, both benefiting from good natural light and useful storage. The main bedroom overlooks the rear garden, while the second bedroom includes an over-stairs cupboard. The bathroom is fitted with a shower cubicle, wash hand basin, WC, heated towel rail, and extractor fan, completing the internal accommodation.

Externally, the rear garden has been designed for low maintenance, offering a patio seating area, steps lead up to a neatly maintained lawn, perfect for relaxing. The garden is fully enclosed and benefits from rear access. The property also includes a single garage with two parking spaces. Situated in Yeovil, the home is well placed for local amenities, schools, and transport links, while also being close to open countryside and providing convenient access to the wider Somerset area.

Entrance Hall

Double-glazed front door, radiator, wall-mounted combination boiler, built-in storage cupboard, and staircase rising to the first floor.

Lounge / Diner

Spacious lounge/dining area featuring a built-in under-stairs storage cupboard, radiator, TV point, and double-glazed sliding patio doors opening onto the rear garden.

Kitchen

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, built-in oven with four-ring induction hob and cooker hood above. Tiled surrounds and tiled flooring. Double-glazed window to the front, with designated space for a free-standing fridge/freezer and washing machine.

Landing

Hatch providing access to the loft space and a double-glazed window to the side.

Bedroom One

A well-proportioned main bedroom benefiting from a double-glazed window overlooking the rear aspect, fitted blinds, and a radiator.

Bedroom Two

A second bedroom featuring a double-glazed window to the front aspect, radiator, and useful over-stairs storage cupboard/airing cupboard.

Bathroom

Fitted with a shower cubicle, wash hand basin, low-level WC, heated towel rail, and extractor fan.

Outside

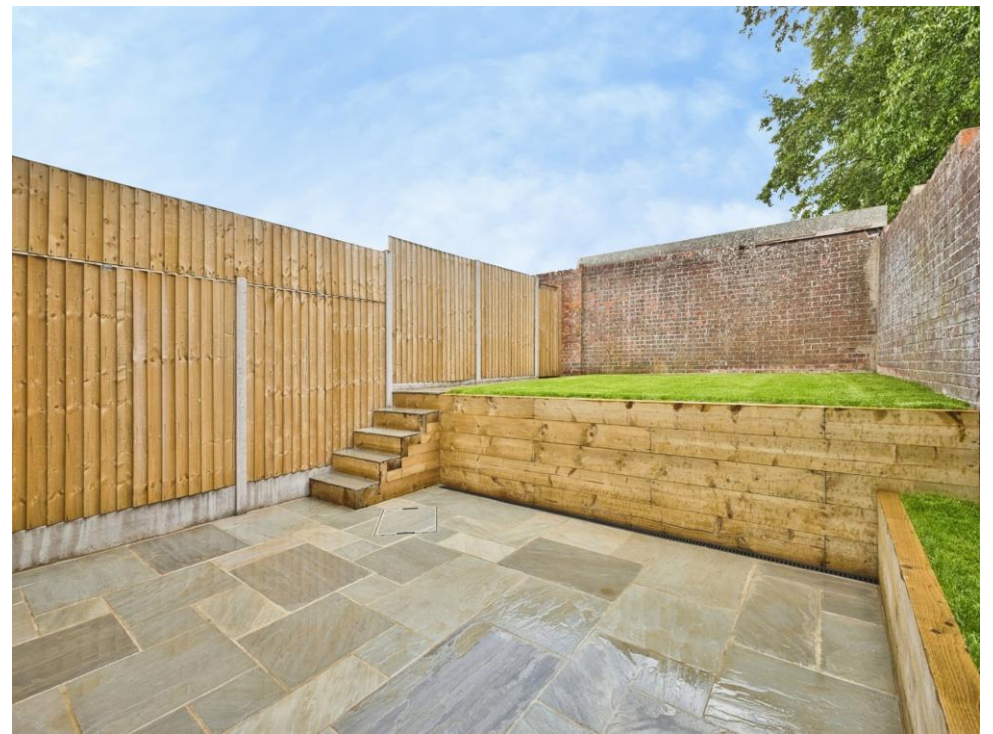
Rear Garden

To the rear, the property benefits from a low-maintenance enclosed garden, featuring a paved patio area. Steps lead up to a neatly maintained lawn, providing an attractive and versatile space to relax and enjoy. The garden is enclosed by walling and fencing, with a gate providing rear access.

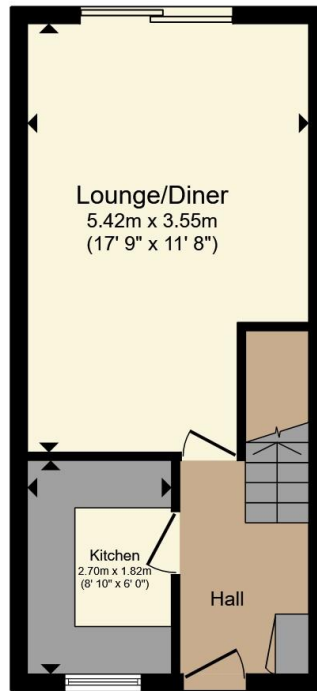
Garage

Single garage with up-and-over door and further allocated parking for two vehicles.

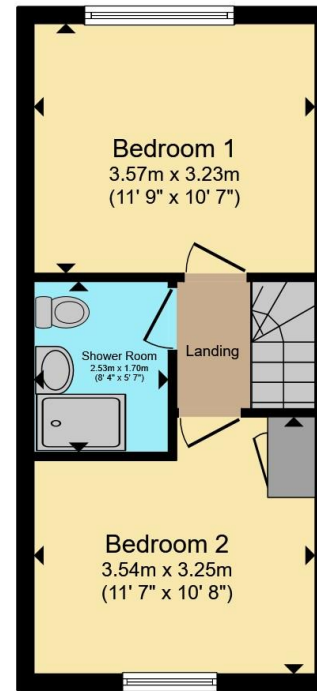








Ground Floor



First Floor

Total floor area 58.4 m² (628 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



To view this property please contact Connells on

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/YOV314292



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YOY314292 - 0005