





Preston Road, Yeovil, BA20 2DZ

fox & sons

welcome to

Preston Road, Yeovil

An extended four/five bedroom semi detached family home, conveniently situated close to many local amenities. The accommodation is presented in excellent decorative order, boasting a wealth of space and natural light throughout. Externally offering double garage, ample parking & enclosed gardens.













Entrance
Double glazed door to the front, opening into:

Entrance Porch
Door opening into:

Entrance Hall
A lovely inviting entrance hall with stairs rising to the first floor and ample understairs storage. A further storage cupboard. Radiator.

Dining Room
12' 3" max x 11' 3" max (3.73m max x 3.43m max)
A delightful light and spacious room with double glazed box bay window to the front. Ample space for dining table and chairs, perfect for entertaining and family gatherings. Aerial point. Tiled flooring. Radiator. Opening into:

Fitted Kitchen
11' 3" x 10' 2" (3.43m x 3.10m)
Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric double oven below. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Tiled flooring. Step down into:

Rear Porch
Double glazed door to the side opening to the garden. Door opening into:

Downstairs Cloakroom
Double glazed window to the side. Suite comprising wash hand basin with tiled splashback and WC.

Lounge
12' 10" x 11' 1" (3.91m x 3.38m)
A cosy comforting room with feature fireplace, aerial point and radiator. Opening into:

Sun Room
10' 4" x 9' 10" (3.15m x 3.00m)
The perfect addition to this family home with double glazed window to the side. Two Velux light windows with electric blinds. Inset spotlights to the ceiling. Radiator. Double glazed French doors to the rear, opening to the garden.

First Floor Landing
Stairs rising to the second floor. Airing cupboard.

Bedroom One
11' 1" x 10' 8" (3.38m x 3.25m)
Double glazed window to the rear overlooking the garden. Built in cupboard. Space for free standing furniture. Radiator.

Bedroom Two
11' 3" x 10' 2" (3.43m x 3.10m)
Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Radiator.

Bedroom Three
11' 4" x 8' 4" (3.45m x 2.54m)
Double glazed window to the front. Space for free standing furniture. Radiator.

Bedroom Four
7' 8" x 7' 5" (2.34m x 2.26m)
Double glazed window to the front. Currently used as a dressing room but would also be a perfect home office or playroom. Radiator.



Total floor area 133.2 m² (1,434 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

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Family Bathroom
Two double glazed windows to the side. A recently fitted suite comprising enclosed bath with separate shower over. Wash hand basin inset to vanity unit with storage below. WC. Fully tiled. Extractor fan. Chrome heated towel radiator.

Second Floor Landing
Opening into:

Loft Room
Two sky light windows providing ample natural light. Generous eaves storage.

Double Garage
Two up and over doors to the front. Power and light.

Front Garden
The front garden is laid to shingle, providing off road parking along with a shared driveway leading to the rear garden and double garage, offering further ample parking.

Rear Garden
A tiered, low maintenance landscaped rear garden laid mainly to paved patio, providing an ideal seating/entertaining area, perfect for enjoying the summer sunshine and alfresco dining . Driveway to the side leading to the double garages and turning area.

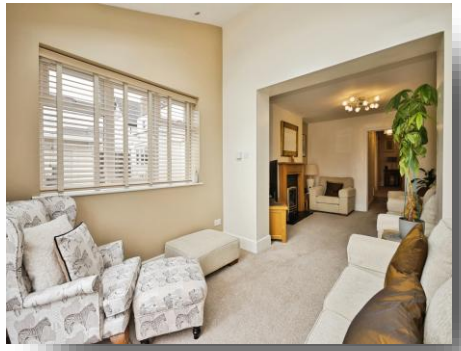
welcome to

Preston Road, Yeovil

- Extended Semi Detached Family Home
- Four/Five Bedrooms with Recently Fitted Family Bathroom
- Spacious Living Accommodation
- Downstairs Cloakroom
- Double Garage & Ample Driveway Parking

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

£360,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEO109039 - 0004

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