



Connells

Wilton Road
Yeovil



Property Description

Offered to the market with no onward chain, this spacious four double bedroom home provides flexible and well-presented accommodation throughout. The ground floor features a generous lounge/diner, a bright sun room, a separate breakfast room open to the fitted Howdens kitchen, along with a ground floor double bedroom benefiting from an en-suite shower room and a convenient cloakroom.

Upstairs, there are three further double bedrooms and a modern shower room, making the property ideal for families or those seeking versatile living space. Externally, the home enjoys off-road parking to the front, while the enclosed rear garden has been thoughtfully designed for low-maintenance enjoyment with a patio area, artificial lawn, raised beds, pergola and gated side access.

Entrance Hall

A welcoming entrance hall featuring a double glazed window to the side aspect, allowing natural light to flow through the space. Doors lead to the ground floor W/C and Bedroom One.

W/C

Convenient ground floor cloakroom fitted with a low-level W/C, wash hand basin and radiator. A double glazed window to the front aspect provides natural light and ventilation.

Bedroom One

A spacious ground floor double bedroom benefiting from a double glazed window to the front aspect, radiator and a fitted double wardrobe offering excellent storage. A door provides direct access to the en-suite shower room.

En-Suite

Comprising a shower enclosure, wash hand basin set within a vanity unit, heated towel rail and wall-mounted mirror, creating a practical and well-appointed suite.

Lounge/Diner

A generous dual-purpose reception room featuring a double glazed window to the front aspect and double glazed sliding patio doors opening into the sun room. The room further benefits from an understairs storage cupboard, two radiators and access to the breakfast room, making it an ideal space for both relaxing and entertaining.

Breakfast Room

A versatile dining area with radiator and ample space for dining furniture. Open plan to the kitchen via an attractive archway, creating a sociable layout perfect for modern family living.

Kitchen

Fitted with a quality Howdens kitchen comprising a range of matching wall and base units with work surfaces over. Features include a stainless steel one-and-a-half bowl sink and drainer positioned beneath a double glazed rear window, Lamona eye-level oven, integrated electric hob and integrated fridge freezer. There is also space and plumbing for a washing machine and tumble dryer. A double glazed door provides access to the sun room.

Sun Room

A superb brick and uPVC constructed sun room enjoying views over the rear garden. Benefiting from a radiator, lighting and doors opening directly onto the outdoor seating area, this space provides an excellent additional reception area suitable for year-round use.

Landing

First floor landing with radiator and access to the loft space.

Bedroom Two

A well-proportioned double bedroom featuring a double glazed window overlooking the rear garden, radiator and a built-in wardrobe complete with hanging rails and drawers.

Bedroom Three

A spacious double bedroom with a double glazed rear aspect window, radiator and extensive fitted triple wardrobe providing excellent storage.

Bedroom Four

A further double bedroom enjoying a double glazed window to the front aspect and radiator.

Shower Room

Stylishly appointed shower room comprising a modern vanity unit incorporating both the wash hand basin and W/C, shower area, heated towel rail and inset spotlights. Additional features include an airing cupboard housing the boiler, extractor fan and a double glazed window to the front aspect.

Outside

Front

The property is approached via a driveway providing off-road parking, alongside an attractive stone chipping area with established tree, creating a low-maintenance frontage.

Rear Garden

The enclosed rear garden has been designed with ease of maintenance in mind and enjoys a patio seating area, artificial lawn, raised flower beds and a pergola, ideal for outdoor entertaining. Additional benefits include an outside tap, gated side access leading to the front of the property and secure fence boundaries.

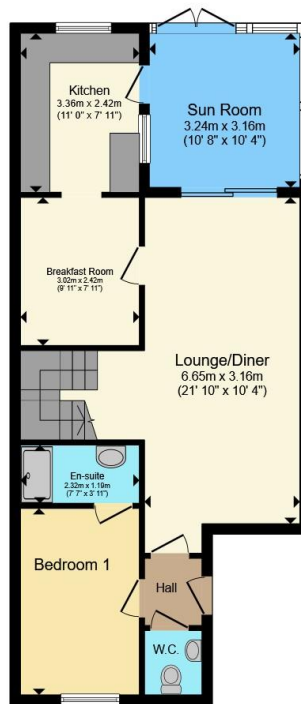
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor



First Floor

Total floor area 97.8 m² (1,052 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

Connells

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/YOV314477



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: YOV314477 - 0002