

Property Location

This two-bedroom semi-detached bungalow is situated in the desirable and quiet Alder Grove residential area on the southern side of Yeovil. The property is within walking distance of shops, parks and a primary school. Nine Springs country park is a short walk away. The town centre is a short drive away and offers plenty of shops, restaurants and a cinema.

18 Alder Grove, Yeovil, BA20 2PA

Approximate Gross Internal Area = 63.8 sq m / 687 sq ft

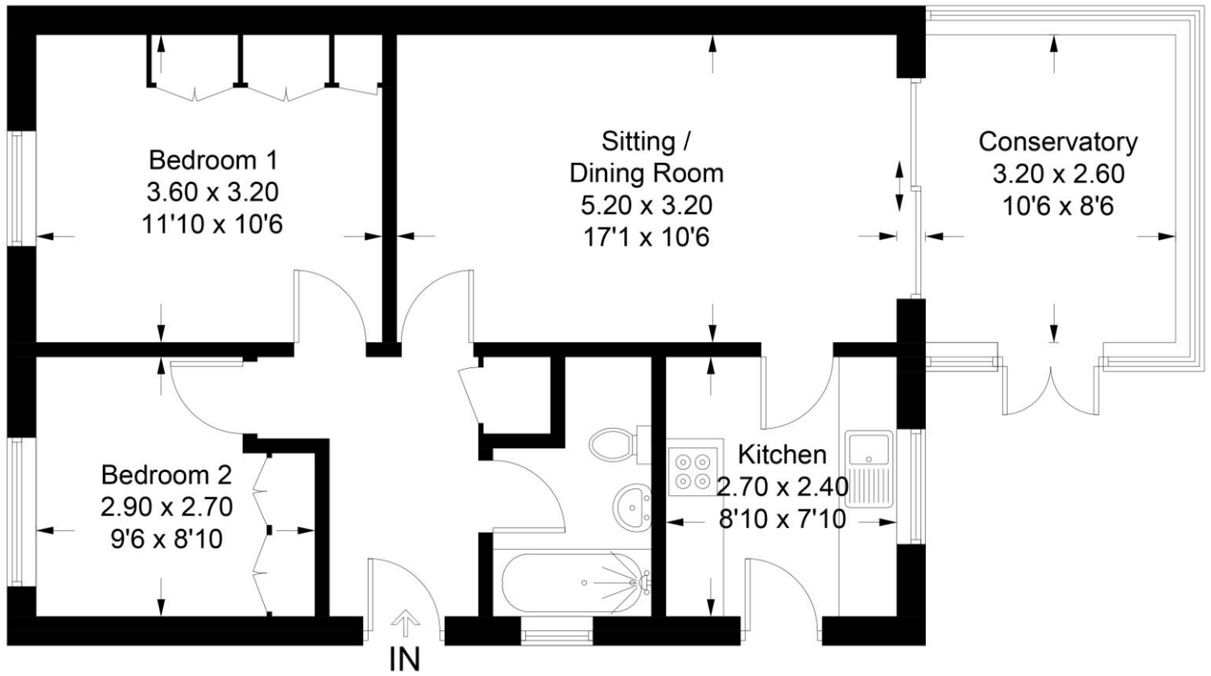


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330931)







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.

Alder Grove, Yeovil

Offers In Region Of £170,000

Martin & Co Yeovil
18 Princes Street ● Yeovil ● BA20 1EW
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18 Alder Grove
Yeovil
BA20 2PA

Key features:

- Two-bedroom Semi-Detached Bungalow
- Desirable Location
- Chain Free
- Scope for Renovations
- Private Garden
- Conservatory
- Single Garage
- Off-Road Parking



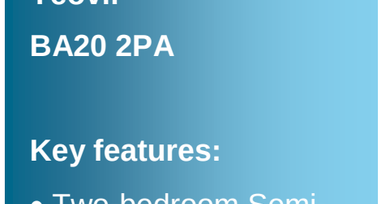
Why you'll like it

This two-bedroom semi-detached property is situated in the desirable Alder Grove residential area in Yeovil. The property features a living/dining room, kitchen, conservatory, bathroom, two bedrooms, gardens, off-road parking and a garage. The property is sold as seen and can benefit from modernising and redecoration throughout. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a long entrance hall which provides access to the living room, bathroom, two bedrooms, airing cupboard and the loft hatch above. Neutral wall decoration. One radiator.

SITTING/DINING ROOM 17' 0" x 10' 5" (5.2m x 3.2m) A spacious sitting and dining room with single glazed sliding doors opening into the adjacent conservatory. Centrally positioned fireplace. Light blue walls and one radiator. Access to the kitchen.

KITCHEN 8' 10" x 7' 10" (2.7m x 2.4m) A galley kitchen fitted with a mixture of fitted and wall-mounted cabinets and drawers. Vinyl work surfaces with an inset stainless-steel basin and drainer. Space for a fridge/freezer, undercabinet washing machine and dishwasher. Double glazed window overlooking the rear garden. Side door access to the side of the property. Orange walls.









MARTIN&CO

CONSERVATORY 8' 6" x 10' 5" (2.6m x 3.2m) A single glazed conservatory with French doors opening into the rear garden.

BATHROOM 8' 10" x 5' 6" (2.7m x 1.7m) The bathroom has a three-piece suite comprising of a w/c, hand basin and bathtub with shower fitted above. Partial tiled walls. Obscure double-glazed window to the side of the property. Wall mounted vanity unit. One radiator.

BEDROOM ONE 11' 9" x 10' 5" (3.6m x 3.2m) A double bedroom featuring a fitted wall-to-wall wardrobe. Double glazed window to the front of the property. Neutrally decorated walls. One radiator.

BEDROOM TWO 9' 6" x 8' 10" (2.9m x 2.7m) A double bedroom with fitted wardrobes and double-glazed window to the front of the property. Pale yellow walls. One radiator.

OUTSIDE: To the front of the property is off-road parking and side access to the rear of the property. To the rear of the property is a private and enclosed garden laid to lawn. Central path leading to the end of the garden. Wooden Garden shed. Nearby is a block of garages, one of which is allocated to 18 Alder Grove.

ADDITIONAL INFORMATION:
Council Tax Band: C
No Further Chain
The Property is Sold as Seen



