



**Collingwood Road, YEOVIL, BA21 5FD**

**welcome to**

## **Collingwood Road, YEOVIL**

A modern three bedroom family home, designed over three floors, situated in the desirable Wyndham Park Development & within close proximity to many amenities. The accommodation is presented in excellent decorative order throughout & externally boasts off road parking, garage & enclosed rear garden.



## Entrance

Double glazed door to the front, opening into:

## Entrance Hall

Stairs rising to the first floor. Radiator. Door opening into:

## Lounge

13' 10" x 11' 7" ( 4.22m x 3.53m )

Double glazed window to the front. Aerial point.

Understairs storage cupboard. Radiator. Door opening into:

## Kitchen/ Diner

12' x 11' 7" ( 3.66m x 3.53m )

Double glazed French doors to the rear opening to the garden with double glazed windows to either side. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and glass splashback. Integrated eye level oven. Space for dishwasher. Integrated fridge/freezer. Space for dining table and chairs. Inset spotlights to the ceiling. Radiator. Opening into:

## Utility

6' 7" x 4' 4" ( 2.01m x 1.32m )

Fitted wall and base units with work surface over. Plumbing for washing machine. Radiator. Door opening into:

## Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback and WC. Radiator.

## First Floor Landing

Double glazed window to the front. Stairs rising to the second floor. Airing cupboard. Radiator.

## Bedroom Two

13' 8" x 8' 5" ( 4.17m x 2.57m )

Double glazed window to the front. Space for free standing furniture. Radiator.

## Bedroom Three

13' 1" max x 8' 6" ( 3.99m max x 2.59m )

Double glazed window to the rear overlooking the garden. Space for free standing furniture. Radiator.

## Family Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower over. Wash hand basin. WC. Extractor fan. Radiator.

## Second Floor Landing

Door opening into:

## Bedroom One

22' 8" x 11' 8" ( 6.91m x 3.56m )

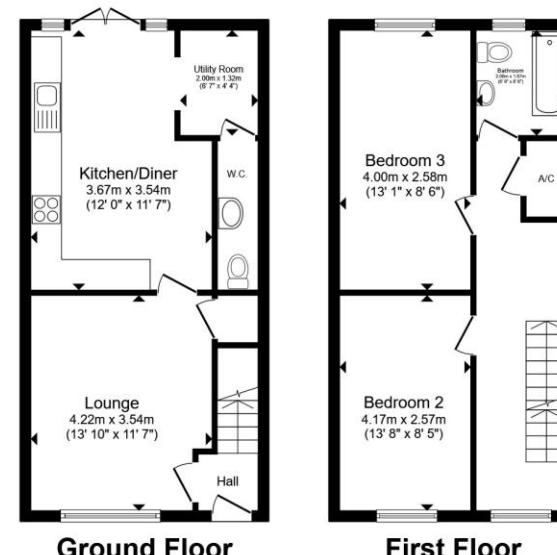
Double glazed window to the front. Space for free standing furniture. Aerial point. Radiator. Opening into:

## Dressing Room

Sky light window to the rear. A range of built in wardrobes. Access to eaves storage. Radiator. Door opening into:

## En Suite

Sky light window to the rear. Suite comprising enclosed shower cubicle, wash hand basin and WC. Extractor fan. Radiator.



Total floor area 114.2 m<sup>2</sup> (1,229 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.co](http://www.propertybox.co)

## Garage

Up and over door to the front. Lighting.

## Parking

There is a parking space to the rear of the property.

## Rear Garden

The garden is fully enclosed with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. Steps then lead up to a further paved area, perfect for entertaining or alfresco dining with decorative plant and tree borders and planters. Gated rear access to the garage and parking.

## Agent Note

Wyndham Park has a great community which has its own association/hub that offers fantastic support and activities for adults and children. The Primary School (Primrose Lane) has recently received an 'Outstanding' Ofsted Grading. Play parks and countryside walks can also be enjoyed from this location.



welcome to

## Collingwood Road, YEOVIL

- Modern End of Terrace Home
- Three Double Bedrooms with En Suite & Dressing Room to Master
- Spacious Accommodation
- Garage & Allocated Parking
- Enclosed Landscaped Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £280,000

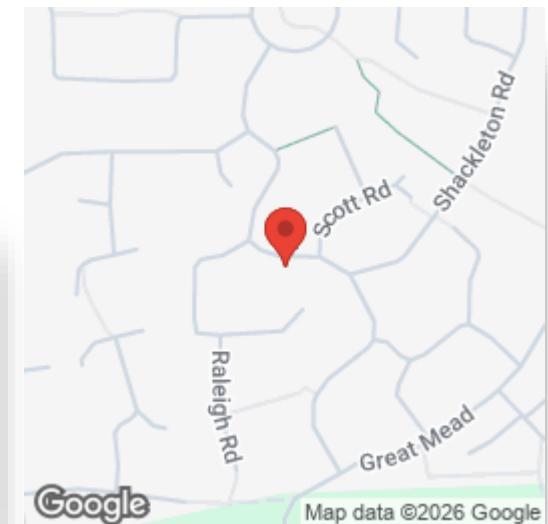


view this property online [fox-and-sons.co.uk/Property/YEO108751](http://fox-and-sons.co.uk/Property/YEO108751)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
YEO108751 - 0002



Please note the marker reflects the postcode not the actual property



**01935 412100**



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



**fox-and-sons.co.uk**