

Property Location

This two-bedroom semi-detached home is situated in the desirable Houndstone residential estate on the western side of Yeovil. The property benefits from being within walking distance of a primary school, shops and Houndstone retail park. The town centre is a short drive away and offers plenty of amenities including shops, restaurants, cafes and a cinema. Yeovil benefits from two railway stations which collectively provide direct links to London, Bristol and Bath.

26 Woodhenge , Yeovil , BA22 8TT

Approximate Gross Internal Area = 55.3 sq m / 595 sq ft

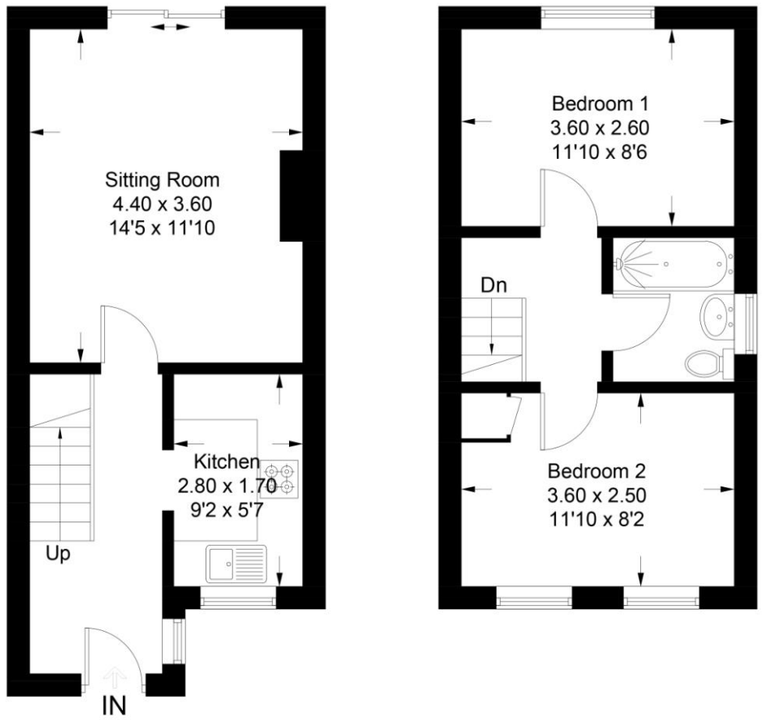


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346206)

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.

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Woodhenge, Yeovil

Offers In Region Of £225,000

26 Woodhenge

Somerset

BA22 8TT

Key features:

- Two Bedroom Semi-Detached Home
- Quiet Cul-De-Sac Setting
- Chain Free
- Ideal First Home or Investment Opportunity
- Close To Local Amenities and Schools
- Off-Road Parking and Single Garage
- Private Garden
- Gas Central Heating



Why you'll like it

This presentable two-bedroom semi-detached home is situated in the desirable Houndstone residential estate in Yeovil. The property features a sitting room, kitchen, two double bedrooms, bathroom, garage, gardens and ample off-road parking. The property is being sold with no onward chain. Ideal for first-time buyers or an investment opportunity. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall which provides access to the sitting room, kitchen and the staircase rising ahead to the first-floor landing. The hallway is neutrally decorated and has wooden laminate flooring. Space for coats and shoes. Understairs storage space. One radiator.

SITTING ROOM 14' 5" x 11' 9" (4.4m x 3.6m) The sitting room features a centrally positioned gas fireplace with wooden mantelpiece surround. Double glazed sliding doors opening up into the rear garden. Neutral wall and wooden laminate flooring. Space for dining table and chairs. One radiator.

KITCHEN 9' 2" x 5' 6" (2.8m x 1.7m) The kitchen is complete with a mixture of wooden wall-mounted and fitted cabinets and drawers. Black countertops with an inset stainless-steel basin and drainer. Space for a free-standing oven, fridge/freezer and washing machine. Fitted cooker hood above. Tiled splashguards and tiled effect vinyl flooring. Double glazed window to the front of the property. Wall-mounted Ideal boiler.







STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the two double bedrooms, family bathroom and the loft hatch above. The loft houses the water tank. Neutrally decorated walls and grey carpet flooring. Wooden banister. One radiator.

BEDROOM ONE 11' 9" x 8' 6" (3.6m x 2.6m) A double bedroom with a double-glazed window overlooking the rear garden. Neutrally decorated walls and grey carpet flooring. One radiator.

BATHROOM 6' 2" x 5' 2" (1.9m x 1.6m) The bathroom is complete with a three-piece suite comprising of a white w/c, hand basin and bathtub with shower unit above. Fully tiled walls and tiled effect vinyl flooring. Obscure double-glazed window to the side of the property. One radiator.

BEDROOM TWO 11' 9" x 8' 2" (3.6m x 2.5m) A double bedroom with a built-in storage cupboard which also houses the hot water tank. Two double glazed windows to the front of the property. Neutral walls and carpet flooring. One radiator.

GARAGE 8' 6" x 16' 4" (2.6m x 5.0m) A single garage with an electric roll-up door to the front. Above-rafter storage space. Lighting. Window to the rear.

OUTSIDE: To the front of the property is driveway parking suitable for 2-3 cars in tandem. Front garden laid to lawn. Access to the front entrance, garage and gated access to the rear. To the rear of the property is private and enclosed garden which is mostly laid to lawn. Suntrap patio space. Raised beds. External lighting.

MATERIAL INFORMATION:
Council Tax Band: B
Tenure: Freehold
Gas Central Heating
Off-Road Parking
No-Onward Chain









