

Connells

Grass Royal
Yeovil

Grass Royal
Yeovil BA21 4JW

for sale
£175,000







Property Description

Situated within a 1/4 of a mile of Yeovil Hospital, this well-presented three-bedroom terraced home offers spacious and versatile accommodation throughout. The property features two generous reception rooms, ideal for both relaxing and entertaining, together with a fitted kitchen and a convenient ground floor shower room.

Upstairs, there are three well-proportioned double bedrooms and a family bathroom, providing ample space for growing families, first-time buyers or investors alike.

Externally, the property benefits from an enclosed rear garden, creating a private outdoor space to enjoy throughout the year.

An excellent opportunity in a convenient location close to local amenities, schools and transport links.

Early viewing is highly recommended - call now to arrange yours!

Entrance

Door to the front.

Lounge

Double glazed window to the front, electric fireplace and radiator.

Dining Area

Radiator, steps leading to kitchen and door leading into the utility/shower room.

Utility Room

Wall and base units.

Shower Room

Shower cubicle, WC, wash hand basin and part tiling.

Kitchen

Fitted kitchen with a range of wall and base units, door to the side, double glazed window to the rear, electric oven and hob, space for a washing machine and fridge freezer and stairs rising to the 1st floor.

1st Floor Landing

Double glazed window to the rear aspect, radiator, doors leading to Bedrooms Two and Three, and staircase rising to the second floor.

Bedroom 2

X2 Double glazed windows to the front and radiator.

Bedroom 3

Double glazed window to the rear and radiator.

Bathroom

Bath with shower over, wc, wash hand basin, heated towel rail, double glazed window to the side, part tiling, airing cupboard housing the boiler.

2nd Floor Landing

Eaves storage.

Bedroom 1

X2 Double glazed windows to the front and radiator.

Rear Garden

Hardstanding area with fencing, side access to shared path, lawn and shed.

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







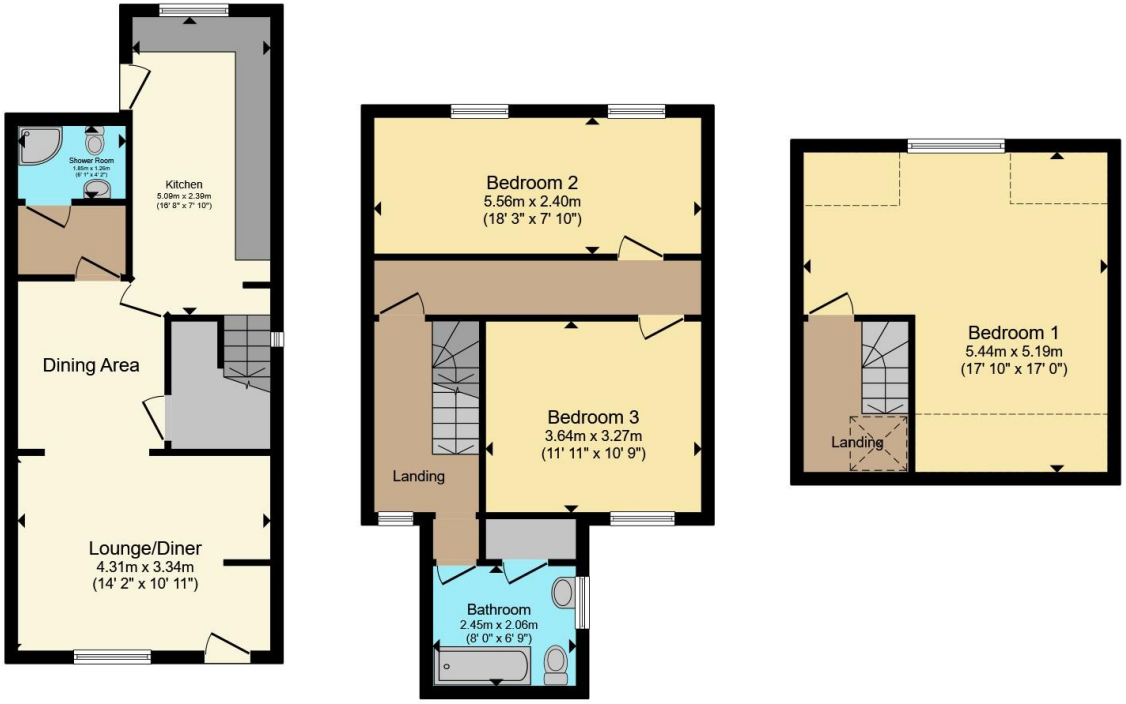












Total floor area 116.3 m² (1,252 sq.ft.) approx

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: E

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/YOV314363

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.