



Property Location

This three-bedroom end-of-terrace home is situated in the popular Sandringham Road residential area on the eastern side of Yeovil. Within walking distance of shops, parks and Pen Mill railway station which provides quick links to Bath, Bristol and Dorchester. The town centre is a short drive away and offers plenty of shops, restaurants and a cinema.

50 Sandringham Road, Yeovil, BA21 5JF

Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

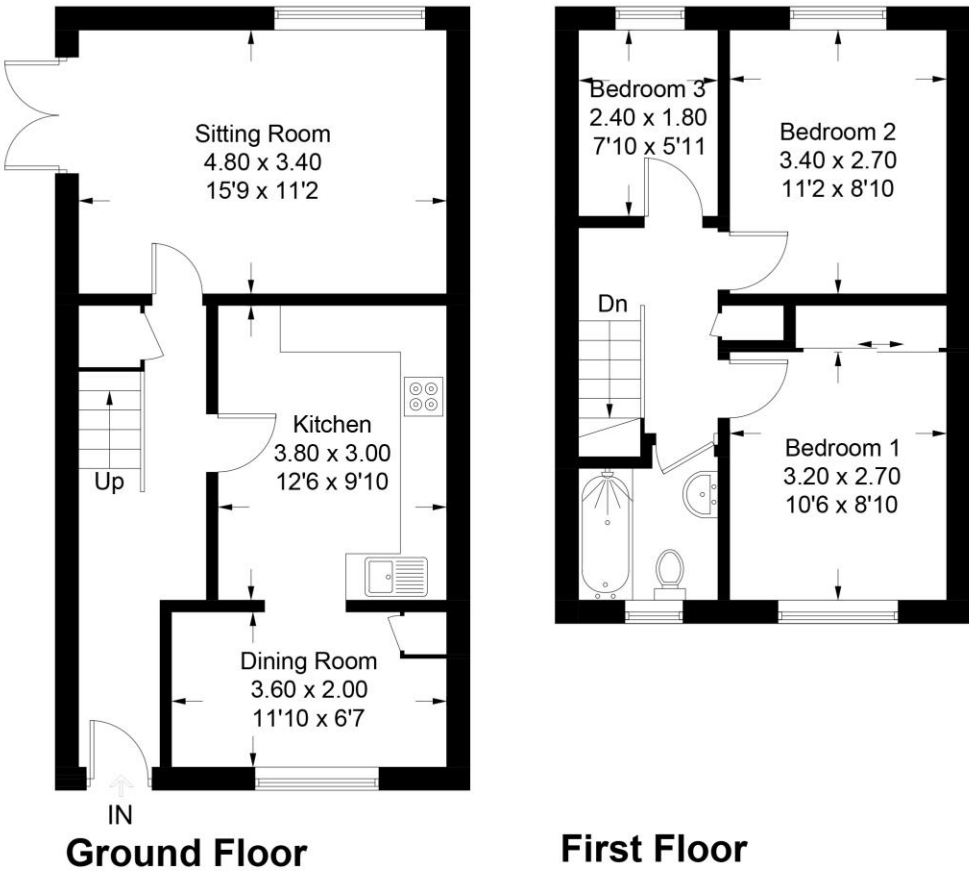


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329812)



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, sellers(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.



Sandringham Road, Yeovil

Offers In Region Of £200,000

Martin & Co Yeovil

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<http://www.martinco.com>



50 Sandringham Road
Yeovil
BA21 5JF

Key features:

- Three Bedroom End-of-Terrace Property
- Popular Residential Area
- Chain Free
- Modern Kitchen and Bathroom
- Driveway Parking and Garage
- Private Rear Garden
- Close to Schools and Shops
- Ideal First Home or Investment Opportunity

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This three-bedroom end-of-terraced home is situated in the popular Sandringham Road residential area in Yeovil. The property features a sitting room, kitchen, dining room, three bedrooms, family bathroom, gardens, garage and driveway parking. Perfect for first-time buyers or a potential investment opportunity. Being sold with No Chain, viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the sitting room, kitchen, storage cupboard and the stairs which rise ahead to the first-floor landing. Neutrally decorated walls and wooden effect vinyl flooring. One radiator.

SITTING ROOM 15' 8" x 11' 1" (4.8m x 3.4m) A generous sitting room with a double-glazed window and French doors opening into rear garden. Neutral wall decoration and grey carpet. One radiator.

KITCHEN 9' 10" x 12' 5" (3.0m x 3.8m) A modern kitchen fitted with a mixture of cabinets and drawers. Ample laminate work surfaces with an inset stainless-steel basin and drainer. Integrated electric oven and hob with the cooker hood above. Space for a freestanding fridge/freezer. Space and plumbing for a undercabinet washing machine and dishwasher. White tiled splashguards and vinyl flooring.

DINING ROOM 11' 9" x 6' 6" (3.6m x 2.0m) Adjacent to the kitchen is the dining room which features a double-glazed window to the front and Velux window above. Additional storage cupboard. Space for dining table and chairs. Neutrally decorated walls and vinyl flooring. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, family bathroom, loft hatch and the airing cupboard which houses the Baxi combi boiler. White wooden banisters. Neutral walls and grey carpet. One radiator.

BEDROOM ONE 8' 10" x 10' 5" (2.7m x 3.2m) A double bedroom featuring a built-in double wardrobe with floor-to-ceiling mirrored sliding doors. Double glazed window to the front of the property. Neutral walls and grey carpet flooring. One radiator.

FAMILY BATHROOM 5' 10" x 5' 6" (1.8m x 1.7m) This modern family bathroom consists of a three-piece suite comprising of a white w/c, hand basin and bathtub with a shower unit above. Wall mounted vanity mirror and full-length heated towel rail. White tiled walls and vinyl flooring. Obscure double-glazed window to the front of the property.

BEDROOM TWO 8' 10" x 11' 1" (2.7m x 3.4m) A double bedroom with a double-glazed window to the rear of the property overlooking the garden and park behind. Neutrally decorated walls and grey carpet. One radiator.

BEDROOM THREE 5' 10" x 7' 10" (1.8m x 2.4m) A single bedroom with a double-glazed window overlooking the rear garden. Would make the perfect home-office or nursery. Pale blue walls and grey carpet. One radiator.

OUTSIDE: To the front of the property is a garden laid with stone chippings and a central path leading to the front entrance. Gated driveway parking suitable for two/three cars. To the rear of the property is a private and enclosed garden laid mostly to lawn with a suntrap patio area. perfect for outdoor entertaining. Side gate access to the driveway and front of the property. Single garage with an up-and-over style door in a block nearby.

