



Property Location

This two-bedroom semi-detached bungalow is situated in a popular residential area on the southern side of Yeovil. Within walking distance of local shops. The town centre is a short drive away which offers plenty of amenities including shops, restaurants and a cinema.

7 Forest Hill, Yeovil, BA20 2PE

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft
 Outbuildings = 20.1 sq m / 216 sq ft
 Total = 86.4 sq m / 930 sq ft

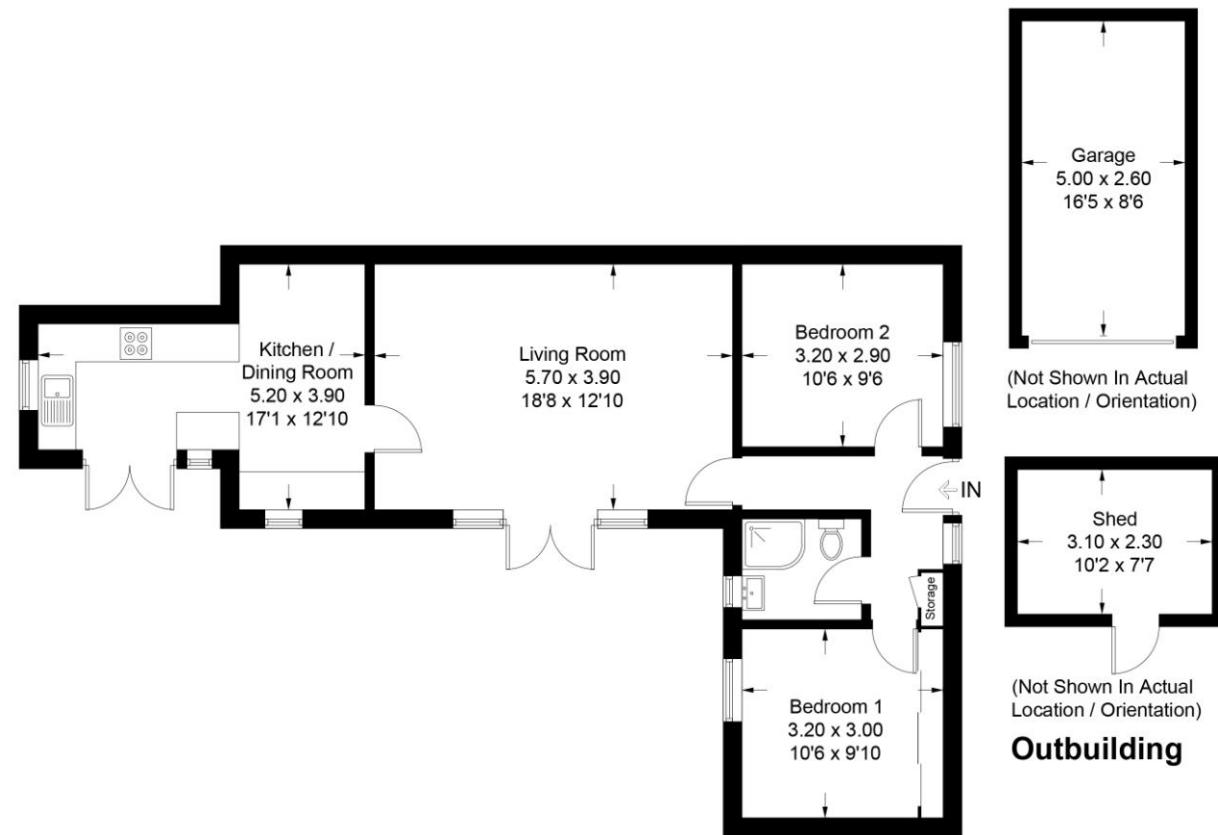


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299856)



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.

Forest Hill, Yeovil

Offers In Region Of £250,000



7 Forest Hill
Yeovil
BA20 2PE

Key features:

- Two-bedroom Semi-Detached Bungalow
- Desirable Location
- Excellent Condition Throughout
- Allocated Parking Space
- Modern Kitchen and Bathroom
- New Radiators and Boiler
- Private Garden
- Single Garage
- Recently Installed Double Glazing



Why you'll like it

This beautifully presented two-bedroom bungalow is situated in a popular residential area of Yeovil. Featuring a modern kitchen/diner, living room, two double bedrooms, bathroom, gardens, allocated parking and a single garage. 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 living room, two bedrooms, bathroom and a storage cupboard housing the Worcester boiler. The entrance hall has neutral walls and mocha coloured carpet. Obscure double-glazed window to the front. One radiator.

LIVING ROOM 14' 1" x 11' 9" (4.3m x 3.6m) A spacious living room with a vaulted ceiling. The living room features a centrally positioned electric fireplace and wooden mantelpiece. Double glazed windows and French doors opening into the rear garden. Neutrally decorated walls and mocha coloured carpet. Two radiators.

KITCHEN/DINER 17' 8" x 9' 10" (5.4m x 3.0m) A modern Wickes kitchen fitted with blue cabinets, drawers and white marble effect work surfaces and splashguards. The kitchen has an integrated double electric oven, gas hob with retractable cooker hood, dishwasher, fridge/freezer, washing machine, waste storage and stainless-steel basin. Neutrally decorated walls and

wooden effect laminate flooring. Undercounter lighting and double-glazed windows to the side and rear. Double glazed French doors opening to the rear garden. Velux windows. Space for dining table and chairs.

BEDROOM ONE 10' 9" x 10' 5" (3.3m x 3.2m) A double bedroom featuring a floor to ceiling fitted wardrobe with mirrored sliding doors. Neutral walls and mocha-coloured carpets. Double glazed window to the rear of the property. One radiator.

BEDROOM TWO 11' 5" x 8' 10" (3.5m x 2.7m) A cosy double or spacious single bedroom with a double-glazed window to the front of the property. Neutral walls and mocha coloured carpet. One radiator.

BATHROOM 8' 2" x 5' 10" (2.5m x 1.8m) A recently installed fully tiled bathroom offering a modern three-piece suite comprising of a white w/c, walk-in shower and hand basin with vanity unit below. Obscure double-glazed window to the rear. Heated towel rail.

GARAGE 8' 6" x 16' 4" (2.6m x 5.0m) To the rear of the property is a single garage with an up-and-over style door.

OUTSIDE: To the front of the property is a low maintenance garden which is laid mostly with stone chippings and a paved path leading to the front entrance. To the rear of the property is a private and enclosed garden laid to lawn with a spacious patio area. Shed storage with lighting and electricity. External water outlet. Gated entrance which leads to the allocated parking space and garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	71 C
39-54	E		
21-38	F		
1-20	G		

