



Property Location

This two-bedroom semi-detached bungalow is situated in a peaceful residential area on the eastern side of Yeovil. Benefiting from being within walking distance of a convenience shop, GP surgery, local parks and countryside walks. The town centre is a short drive away and offers plenty of shops, restaurants and a cinema. Yeovil District Hospital is a 5-min drive away. Public transport routes and Pen Mill railway station provides quick links to Bristol, Bath and Dorchester.

38 Wilton Road, BA21 5XP

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft
(Including Garage)

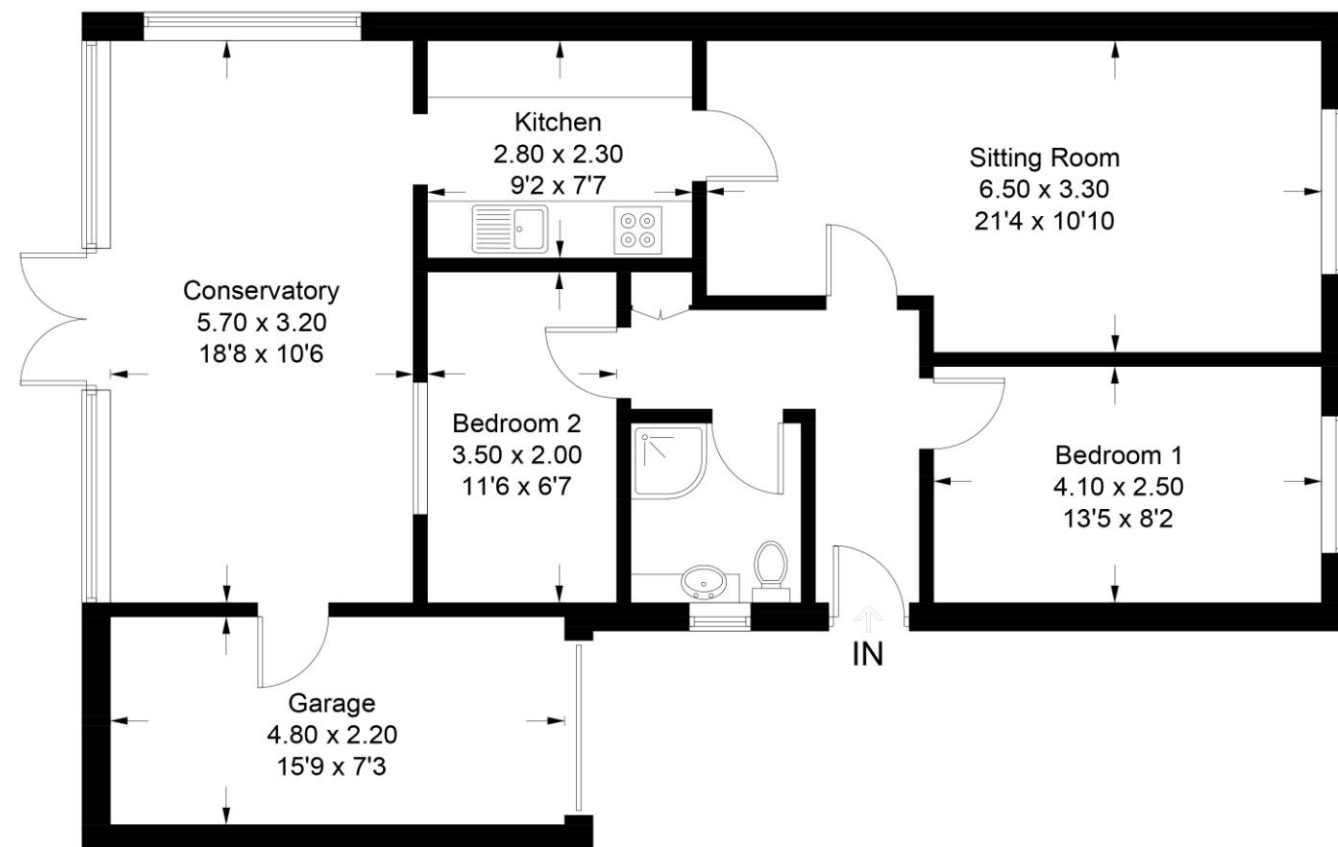


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326408)



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.

Wilton Road, Yeovil

Offers In Region Of £280,000

38 Wilton Road

Yeovil

BA21 5XP

Key features:

- Immaculate Semi-Detached Bungalow
- Peaceful No-Through Road Location
- Chain Free
- Recently Landscaped Garden
- Modern Kitchen and Shower Room
- Two Double Bedrooms
- Stylish Marble Effect Tiles
- Single Garage and Carport
- Ample Driveway Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This elegantly showcased two-bedroom semi-detached bungalow is situated in a peaceful residential area of Yeovil. The property features a sitting room, kitchen, conservatory, two double bedrooms, shower room, garage, carport, landscaped gardens and ample driveway parking. The property is in fantastic condition throughout and ready to be moved into. Being sold with no onward chain, viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright entrance hall which provides access to the sitting room, two bedrooms and shower room. The hall has neutral walls and marble effect tiled flooring. Ceiling spotlights. One radiator.

SITTING ROOM 21' 3" x 10' 9" (6.5m x 3.3m) A generous sitting room featuring a centrally positioned electric fireplace. Double glazed window to the front of the property. Neutrally decorated walls and marble effect tiled flooring. Access through to the kitchen. Two radiators.

KITCHEN 9' 2" x 6' 6" (2.8m x 2.0m) A modern galley kitchen complete with a mixture of wall-mounted and fitted cabinets and drawers. Ample worksurfaces with an inset ceramic basin and drainer. Integrated dishwasher, electric oven and gas hob with a retractable cooker hood above. Space for a fridge/ freezer and washing machine. Ceiling spotlights and undercabinet lighting. Tiled splashguards.



CONSERVATORY 18' 8" x 10' 5" (5.7m x 3.2m) The kitchen continues into the conservatory which is currently utilised as a dining room. Double glazed French doors opening into the rear garden and side door access to the garage. Marble effect tiled flooring. One radiator.

BEDROOM ONE 13' 5" x 8' 2" (4.1m x 2.5m) A double bedroom with double glazed window to the front of the property. Neutrally decorated walls with a wallpapered feature walls and marble effect tiled flooring. Space for a wardrobe and dressing table. One radiator.

SHOWER ROOM 6' 2" x 5' 10" (1.9m x 1.8m) The modern shower room consists of a three-piece suite that comprises of a white w/c, hand basin with vanity unit below and a walk-in shower cubicle. Marble effect tiled walls and flooring. Wall-mounted heated towel rail. Obscure double-glazed window to the side of the property.

BEDROOM TWO 6' 6" x 11' 5" (2.0m x 3.5m) A double bedroom with a double-glazed window into the conservatory. Neutral walls and marble effect tiled flooring. One radiator.

GARAGE & CARPORT 15' 8" x 7' 2" (4.8m x 2.2m) A single garage with an up-and-over style door to the front. Perfect for storage. The garage also houses the combi boiler. The carport in front of the garage provides a covered parking space.

OUTSIDE: To the front of the property is drive way parking which leads to the garage and is suitable for 4-5 cars in tandem. Stone chipping from garden with mature trees and flowers. Side gate access to the rear of the property which has a private and enclosed, recently landscaped garden laid with a mixture of stone chippings and patio. The garden features an elevated observation pond which, subject to a filter reversal, could be easily converted into a plunge pool. A lovely low maintenance suntrap perfect for outdoor dining and entertaining. Garden shed. External power outlet, lighting and tap.

