



**Collingwood Road, Yeovil, BA21 5FD**

**welcome to**

**Collingwood Road, Yeovil**

A three bedroom end of terrace family home, designed over three floors, situated within the sought after Wyndham Park Development and close to many local amenities. The accommodation is presented in excellent decorative order and boasting a wealth of space and natural light throughout.



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

Stairs rising to the first floor. Radiator. Door opening into:

### Lounge

13' 10" x 11' 7" ( 4.22m x 3.53m )

Double glazed window to the front. Understairs storage cupboard. Aerial point. Radiator. Door opening into:

### Kitchen/ Diner

12' x 11' 7" ( 3.66m x 3.53m )

Double glazed French doors to the rear, with windows to either side, overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and glass splashback. Integrated eye level electric oven. Further integrated appliances to include dishwasher and fridge/freezer. Space for dining table and chairs. Inset spotlights to the ceiling. Radiator. Opening into:

### Utility

6' 7" x 4' 4" ( 2.01m x 1.32m )

Fitted wall and base units with work surface over and complementary tiled surround. Plumbing for washing machine. Wall mounted central heating boiler. Radiator. Door opening into:

### Downstairs Cloakroom

Suite comprising wash hand basin and WC. Extractor fan. Radiator.

### First Floor Landing

Double glazed window to the front. Stairs rising to the second floor. Airing cupboard. Radiator.

### Bedroom Two

13' 8" x 8' 4" ( 4.17m x 2.54m )

Double glazed window to the front. Currently used as a home office. Space for free standing furniture. Radiator.

### Bedroom Three

12' 1" x 8' 5" ( 3.68m x 2.57m )

Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Radiator.

### Family Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap, shower over and glass side screen, wash hand basin and WC. Extractor fan. Radiator.

### Second Floor Landing

Door opening into:

### Bedroom One

22' 8" x 11' 8" ( 6.91m x 3.56m )

Double glazed window to the front. Space for free standing furniture. Access to the loft space. Radiator. Opening into:

### Dressing Area

Sky light window to the rear. A range of fitted mirror fronted wardrobes. Eaves storage. Radiator. Door opening into:

### En Suite

Sky light window to the rear. Suite comprising enclosed walk in shower cubicle, wash hand basin and WC. Shaver point. Inset spotlights to the ceiling. Extractor fan. Radiator.

### Rear Garden

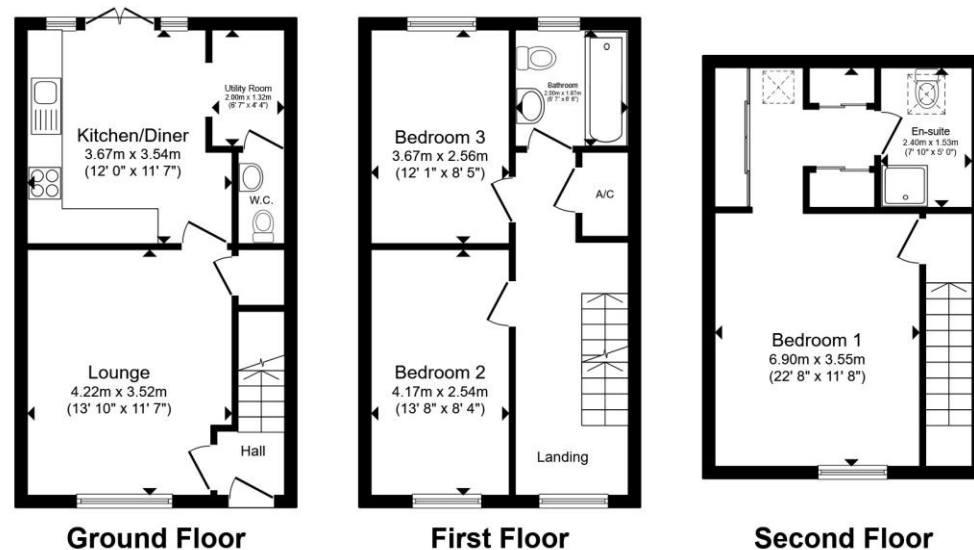
A fully enclosed tiered garden, laid part to paving, providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining. Steps then rise to a shingle area with gated rear access, leading to the garage and parking area.

### Garage

The garage is found to the rear of the property with up and over door to the front.

### Parking

The parking space is located in front of the garage.



Total floor area 100.9 m<sup>2</sup> (1,086 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](http://www.propertybox.io)

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## Collingwood Road, Yeovil

- Family Home Designed Over Three Floors
- Three Double Bedroom with En Suite to Master
- Spacious Accommodation
- Garage & Driveway Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEO108885 - 0002

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