



**Falcon Road, Brympton, Yeovil, BA22 8BR**

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**welcome to**

## **Falcon Road, Brympton, Yeovil**

A modern three bedroom semi detached family home, situated within the desirable Brympton Development and close to many local amenities. The accommodation is presented in immaculate decorative order throughout and boasting a wealth of space and natural light.



## Entrance

Double glazed door to the front, opening into:

## Entrance Hall

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

## Downstairs Cloakroom

Double glazed window to the front. Suite comprising wash hand basin with tiled splashback and WC. Radiator.

## Lounge

14' 3" max x 12' 1" max ( 4.34m max x 3.68m max )

A lovely light room with double glazed window to the front. Understairs storage cupboard. Radiator. Door opening into:

## Fitted Kitchen/ Dining Room

15' 4" x 8' 11" ( 4.67m x 2.72m )

Double glazed window to the rear overlooking the garden. A range of modern fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over and electric oven below. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Wall mounted central heating boiler. Space for dining table and chairs. Radiator. Double glazed French doors to the rear, opening to the garden.

## First Floor Landing

Access to the loft space. Airing cupboard.

## Bedroom One

11' 11" max x 9' 9" max ( 3.63m max x 2.97m max )

Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Radiator. Door opening into:

## En Suite

Double glazed window to the front. Suite comprising enclosed shower cubicle, wash hand basin with vanity cupboard below and WC. Extractor fan. Radiator.

## Bedroom Two

9' 2" x 7' 7" ( 2.79m x 2.31m )

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

## Bedroom Three

7' 7" x 6' ( 2.31m x 1.83m )

Double glazed window to the rear overlooking the garden. Currently used as a dressing room with fitted wardrobes and dressing table. Would also make the perfect home office. Radiator.

## Family Bathroom

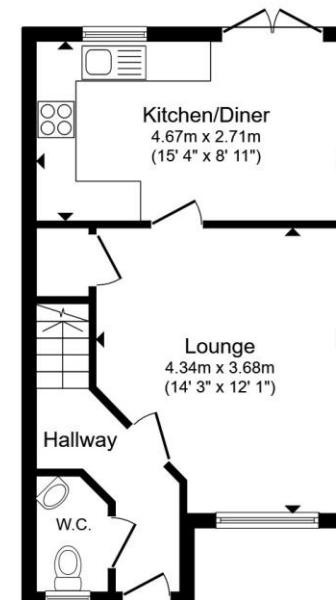
Double glazed window to the side. Suite comprising enclosed bath, wash hand basin with vanity cupboard below and WC. Extractor fan. Radiator.

## Parking

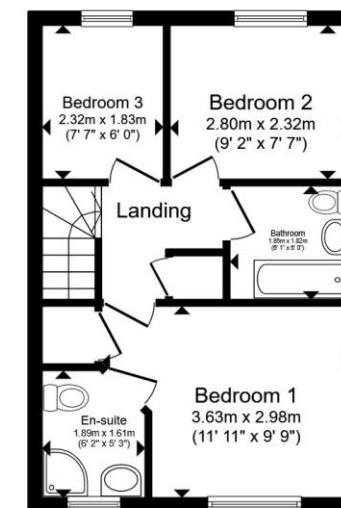
The property has two allocated parking spaces.

## Rear Garden

A fully enclosed rear garden, laid part to lawn with a paved patio area abutting the property and continuing to the side leading to the gated rear access. To the foot of the garden is a lovely raised decking area, with planters, providing an ideal seating/entertaining area to enjoy the summer sunshine.



Ground Floor



First Floor

Total floor area 69.1 m<sup>2</sup> (743 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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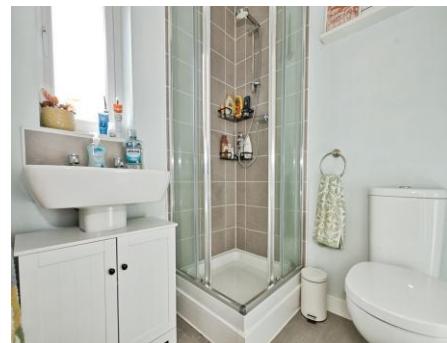
## Falcon Road, Brympton, Yeovil

- Modern Semi Detached Family Home
- Three Bedrooms with En Suite to Master
- Open Fitted Kitchen/Dining Room
- Immaculate Decorative Order Throughout
- Allocated Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£260,000**



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Property Ref:  
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