



Connells

Larkspur Crescent
Yeovil



Property Description

This well-presented three-bedroom home offers practical and comfortable living accommodation throughout, making it an ideal choice for first-time buyers, growing families, or those looking to downsize. The ground floor comprises an entrance hall, cloakroom, spacious lounge/dining room, fitted kitchen, and a conservatory that provides additional reception space with direct access to the rear garden.

Upstairs, the property benefits from three bedrooms and a family bathroom, together with useful storage and loft access. Outside, there is a driveway to the front providing off-road parking, while the enclosed rear garden features a patio area, lawn, mature planting, two sheds, rear access, and an attractive L-shaped layout offering a variety of outdoor spaces to enjoy.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed entrance door to the side aspect, radiator, useful storage cupboard, and stairs rising to the first floor.

Cloakroom

Fitted with a WC and wash hand basin, part tiled walls, and a double glazed window to the front aspect.

Lounge/Dining Room

Bright and spacious dual-purpose reception room featuring a double glazed window to the front aspect, three radiators, understairs storage cupboard, patio doors opening into the conservatory, and an internal door leading to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over. Double glazed window overlooking the rear garden with a stainless steel sink and drainer beneath. Features include part tiled walls, slimline dishwasher, cooker, and designated spaces for a washing machine and fridge freezer.

Conservatory

Brick and uPVC construction with double glazed windows to the rear and side aspects, French doors opening onto the garden, and a radiator allowing for year-round use.

First Floor

Landing

Loft access with ladder and partially boarded storage area. Doors leading to all first-floor accommodation, boiler cupboard, and additional storage cupboard.

Bedroom One

Double bedroom with a double glazed window to the rear aspect, built-in double wardrobes, and radiator.

Bedroom Two

Double glazed window to the front aspect and radiator.

Bedroom Three

Double glazed window to the front aspect, radiator, and fitted space-saving sliding door.

Bathroom

Comprising a bath with electric shower over, WC, and wash hand basin. Double glazed window to the rear aspect, part tiled walls, and an airing cupboard housing the hot water tank.

Outside

Front

Driveway providing off-road parking.

Rear Garden

Enclosed rear garden featuring a patio seating area, lawn, mature shrubs and planting, three water butts, fencing, and a gravelled section housing a shed. The garden is L-shaped in design and also benefits from rear access.









Total floor area 97.3 m² (1,047 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

Connells

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1-3 Princes Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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Property Ref: YOV314412 - 0002