



## Property Location

This three-bedroom semi-detached property is situated in a desirable residential area of Yeovil, within the catchment of Holy Trinity Primary School. The bustling town centre is only a short drive away, offering local amenities including shopping, restaurants and a cinema.

### Pine Tree Avenue, BA20 2NN

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft

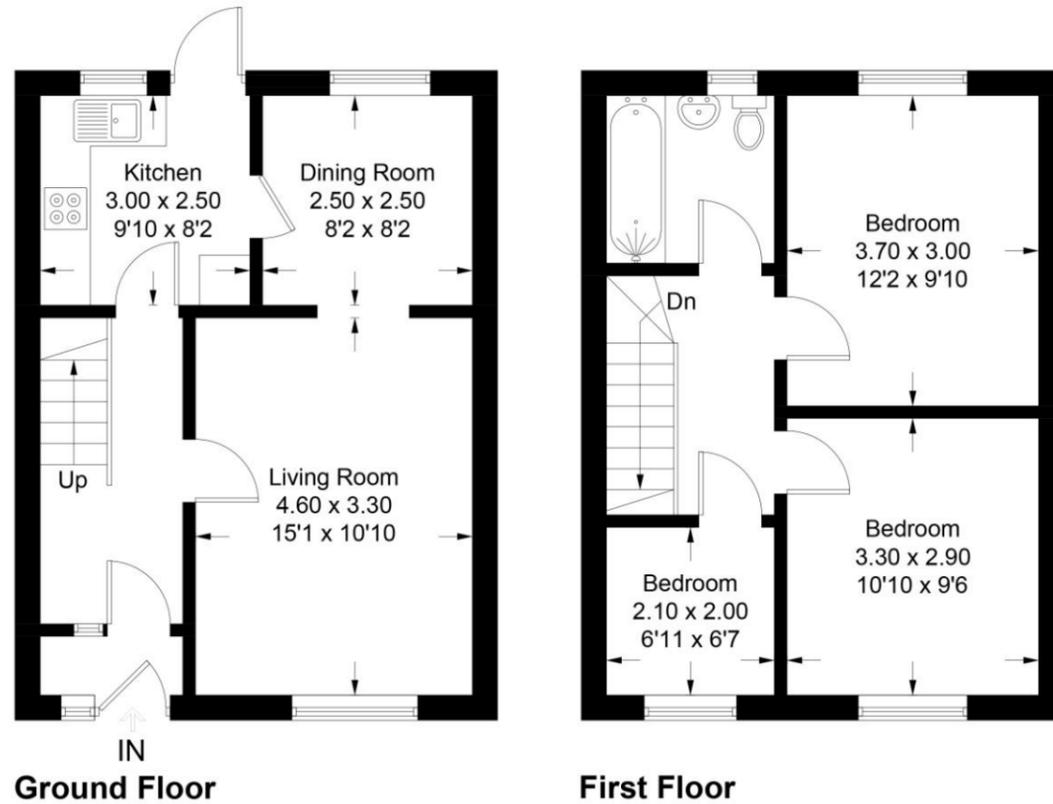


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261100)



**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.

## Pine Tree Avenue, Yeovil

Offers In Region Of £250,000

**Pine Tree Avenue  
Somerset  
BA20 2NN**

**Key features:**

- Spacious Semi-Detached Property
- Desirable Location
- One Allocated Parking Space
- Ideal Family Home
- No Forward Chain
- Private Garden
- Single Garage
- Ideal First Home
- Within School Catchment Area



**Why you'll like it**

This well-proportioned three-bedroom semi-detached property is situated in a desirable residential area of Yeovil. This great family home offers a kitchen, dining room, living room, family bathroom, two double bedrooms and one single bedroom as well as a private garden, garage and parking space for one car. Early viewing is highly recommended.

**ENTRANCE HALL:** As you enter the property you are welcomed into a bright and airy entrance hall which provides access to the living room, kitchen and the stairs that rise ahead to the first floor. There is a large understairs storage space. The hall is neutrally decorated and has grey carpet. One radiator.

**LIVING ROOM 15' 1" x 10' 9"** (4.6m x 3.3m) A spacious living room with large double-glazed window to the front of the property. The room has neutral walls and wooden laminate flooring. One radiator.

**DINING ROOM 8' 2" x 8' 2"** (2.5m x 2.5m) Directly adjacent to the living room is the dining room. This room has neutrally decorated walls and wooden laminate flooring. Double glazed window overlooking the rear garden. One radiator.

**KITCHEN 9' 10" x 8' 2"** (3.0m x 2.5m) A generous kitchen fitted with wooden cabinets and draws and with plentiful countertop space. The kitchen has an integrated fridge, freezer and washing machine. Gas hob with electric oven and cooker hood above. The kitchen has neutral walls with black and white tiled splashguards. Cream coloured tile flooring. Double glazed window and door to the rear garden. Ceiling spotlights and one radiator.

**STAIRS AND LANDING:** The stairs rise to the first-floor landing which provides access to the three bedrooms and family bathroom. There is a loft hatch above and a storage cupboard. The landing has neutral white walls and grey carpet. White wooden banister.

**MASTER BEDROOM 12' 1" x 9' 10"** (3.7m x 3.0m) Generous double bedroom with double glazed window to the rear. Neutral walls and grey carpet. One radiator.

**BATHROOM 6' 2" x 6' 6"** (1.9m x 2.0m) The family bathroom has a complete white suite consisting of a hand basin, w/c and bathtub with fitted shower unit. Blue and white tiled walls and grey tiled flooring. Obscure double-glazed window to the rear. Towel rail and one radiator.

**BEDROOM TWO 9' 6" x 10' 9"** (2.9m x 3.3m) A double bedroom with neutral walls and grey carpet. Double glazed window and one radiator.

**BEDROOM THREE 6' 10" x 6' 6"** (2.1m x 2.0m) A single bedroom with white walls and grey carpet. Double glazed window. One radiator.

**OUTSIDE:** To the front of the property is laid lawn and a path leading to the front door and side access to the rear garden gate. To the rear of the property is a private and enclosed, south-facing garden which is part laid lawn and patio area.

**GARAGE:** To the rear of the property is a single garage and one allocated parking space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	86 B

