

for sale

offers over **£190,000**



## King Street YEOVIL BA21 4DN

A three-bedroom home offering generous accommodation throughout and excellent potential for modernisation. The property features a lounge, separate dining room, spacious kitchen with utility and breakfast areas, three

# King Street YEOVIL BA21 4DN

This three-bedroom home offers well-proportioned accommodation and presents an excellent opportunity for buyers looking to put their own stamp on a property. The ground floor comprises a comfortable lounge, separate dining room and a spacious kitchen with adjoining utility and breakfast areas, providing plenty of practical living space.

Upstairs are three bedrooms, all benefiting from built-in storage, along with a bathroom fitted with a walk-in bath and shower over. Outside, the enclosed rear garden has been designed with ease of maintenance in mind and features a summerhouse with power and lighting, several useful outbuildings and access to a garage with parking in front.



## **Entrance Porch**

Entered via a double glazed front door, with a further door leading into the entrance hall.

## **Hall**

Welcoming entrance hall with radiator, useful understairs storage cupboard and doors providing access to the principal ground floor accommodation.

## **Lounge**

A comfortable reception room featuring a double glazed window to the front aspect and radiator.

## **Dining Room**

Positioned to the rear of the property, the dining room enjoys a double glazed window overlooking the garden, radiator and a gas fireplace serving as a focal point to the room.

## **Kitchen**

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer, Indesit oven and gas hob. Double glazed windows to the rear and side aspects provide natural light, whilst there are two radiators, space for a tumble dryer, washing machine, fridge freezer and additional low-level freezer. The kitchen also benefits from a useful utility area and space for informal breakfast dining.

## **Landing**

With access to the loft space, which is partially boarded and insulated, built-in airing cupboard housing the hot water tank, additional built-in storage cupboard and electric radiator.

## **Bedroom One**

A generous double bedroom with double glazed window to the front aspect, two built-in wardrobes and radiator.

## **Bedroom Two**

Double bedroom with double glazed window overlooking the rear garden, built-in wardrobe and radiator.

## **Bedroom Three**

Featuring a double glazed window to the rear aspect, built-in storage drawers and shelving, and radiator.

## **Bathroom**

Comprising a walk-in bath with seated access and shower over, low-level WC, wash hand basin set within a vanity unit, tiled splashbacks and a double glazed window to the front aspect.

## Outside

### Rear Garden

An enclosed rear garden predominantly laid to shingle for ease of maintenance, with a small area of artificial lawn and ornamental pond, which will remain. Additional features include a summerhouse with light and power, tool shed, separate shed housing the water filter system, outside tap, rear access gate and a shared side pathway providing access to the garage.

### Garage

En-bloc garage measuring approximately 15'0" x 7'10", fitted with an up-and-over door, light and power. There is parking available directly in front of the garage and the roof is of fibreglass construction.

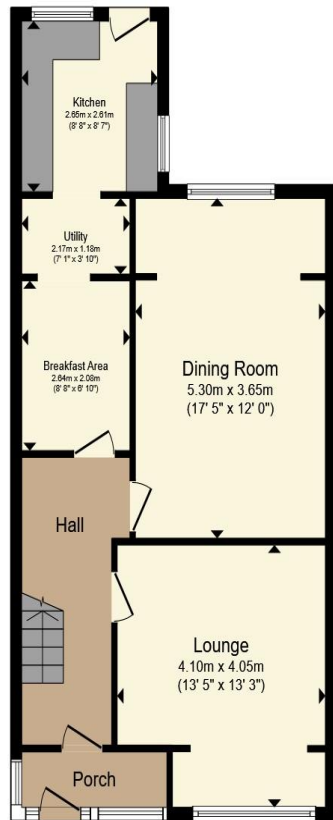
## Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

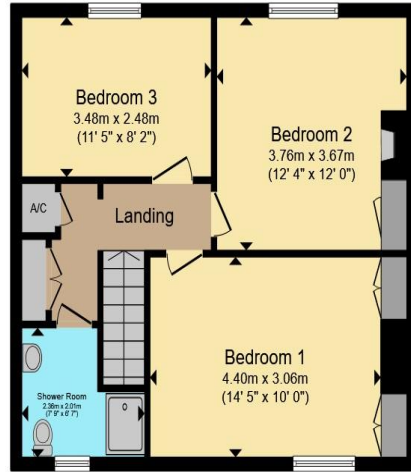
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







**Ground Floor**



**First Floor**

Total floor area 112.8 m<sup>2</sup> (1,214 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)

**Connells**

To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOV314457 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: B

**view this property online**  
**[connells.co.uk/Property/YOV314457](http://connells.co.uk/Property/YOV314457)**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)