





Property Description

Offered to the market with no onward chain, this well-presented three-bedroom terraced home is ideally situated within a quarter of a mile of local amenities and schools. The property features two reception rooms, a fitted kitchen, modern ground floor shower room and three well-proportioned bedrooms.

Outside, there is an enclosed rear garden with a patio area, artificial lawn and useful outbuilding with light and power, providing excellent storage or workspace potential.

A fantastic opportunity for first-time buyers, families or investors, early viewing is highly recommended.

"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

A welcoming entrance hall accessed via a double glazed front door, benefiting from a radiator, the space provides warmth and comfort and serves as the central point to the accommodation.

Lounge/Diner

A spacious dual-aspect lounge enjoying plenty of natural light from a double glazed bay window to the front and a further double glazed window overlooking the rear. The room features an attractive electric fireplace, creating a cosy focal point, while an understairs storage cupboard provides useful additional storage space.

Dining Area

A bright and versatile dining area featuring a double glazed window to the side and double glazed door providing direct access to the garden, allowing for plenty of natural light. The room benefits from a radiator for comfort and enjoys an open feel with an archway leading through to the kitchen, making it an ideal space for both everyday dining and entertaining.

Kitchen

Fitted with a range of wall and base units providing ample storage, this well-appointed kitchen features an eye-level integrated oven and electric hob. A stainless steel sink and drainer sits beneath a double glazed side window, allowing for natural light. The room also houses the boiler, offers space and plumbing for a washing machine, and benefits from access to the shower room, making it a practical and functional space for everyday living.

Shower Room

A stylish and contemporary shower room fitted with a walk-in shower featuring a rainfall shower head. Complemented by stylish spotlights, a heated towel rail, WC and wash hand basin, the space is both practical and well-presented. Additional features include a fitted mirror, extractor fan and a double glazed window to the rear providing natural light and ventilation.

Landing

A spacious first-floor landing with access to the loft space and the added benefit of a dedicated area suitable for a small desk, creating an ideal work-from-home space. The landing provides access to the first-floor accommodation and offers a practical and versatile area for modern living.

Bedroom One

A generously proportioned bedroom enjoying an abundance of natural light from a double glazed bay window and additional double glazed window to the front aspect. The room benefits from a radiator and excellent storage with two built-in double wardrobes.

Bedroom Two

A well-proportioned bedroom featuring a double glazed window to the front aspect, allowing for plenty of natural light. The room benefits from a radiator and a built-in double wardrobe, providing useful storage while maximising the available floor space.

Bedroom Three

A comfortable and versatile third bedroom featuring a double glazed window to the rear aspect and a radiator. Ideal for use as a bedroom, nursery, home office or hobby room, this well-presented space offers flexibility to suit a variety of needs.

Outside

Front Garden

The property is approached via a pathway leading to the front door, with a low-maintenance pebbled garden area to either side. Enclosed by a wall and accessed through a gate, the front garden provides an attractive and welcoming approach to the home.

Rear Garden

The enclosed rear garden has been designed with ease of maintenance in mind, featuring a patio area ideal for outdoor seating and entertaining, alongside an artificial lawn and a mature pear tree adding character and greenery. A pathway leads to the outbuilding, while a shared accessway provides practical convenience. Additional benefits include an outside tap and fencing to the boundaries, creating a private and functional outdoor space.

Outbuilding

Power and Light.









Total floor area 101.0 m² (1,087 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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: YOV314400 - 0004