



**Eastland Road, Yeovil, BA21 4EU**

**welcome to**

**Eastland Road, Yeovil**

A well presented two bedroom terrace home, situated within walking distance to the town centre and hospital. The accommodation is well presented throughout boasting a wealth of space and natural light. Externally boasting an enclosed landscaped garden.



## Entrance

Door to the front, opening into:

## Entrance Porch

As you enter the property you are greeted with a small porch with a ceiling light. Door opening into:

## Entrance Hall

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

## Lounge/ Diner

15' 3" max x 12' 2" max ( 4.65m max x 3.71m max )  
Double glazed window to the front, Two fitted bespoke display cabinets. Space for dining table and chairs. Understairs storage cupboard/cloakroom. Radiator. Double doors opening into:

## Kitchen

14' 11" x 7' 7" ( 4.55m x 2.31m )  
Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric oven below. Plumbing for dishwasher. Space for fridge/freezer. Radiator. Door opening into:

## Utility

7' 7" x 3' 11" ( 2.31m x 1.19m )  
Double glazed window to the side. Plumbing for washing machine. Double glazed door to the rear, opening to the garden.

## First Floor Landing

Access to the loft space.

## Bedroom One

14' 11" x 11' 1" ( 4.55m x 3.38m )  
Double glazed window to the front. A range of fitted wardrobes and overhead cabinets. Space for free standing furniture. Radiator.

## Bedroom Two

11' 8" x 7' 7" ( 3.56m x 2.31m )  
Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Radiator.

## Family Bathroom

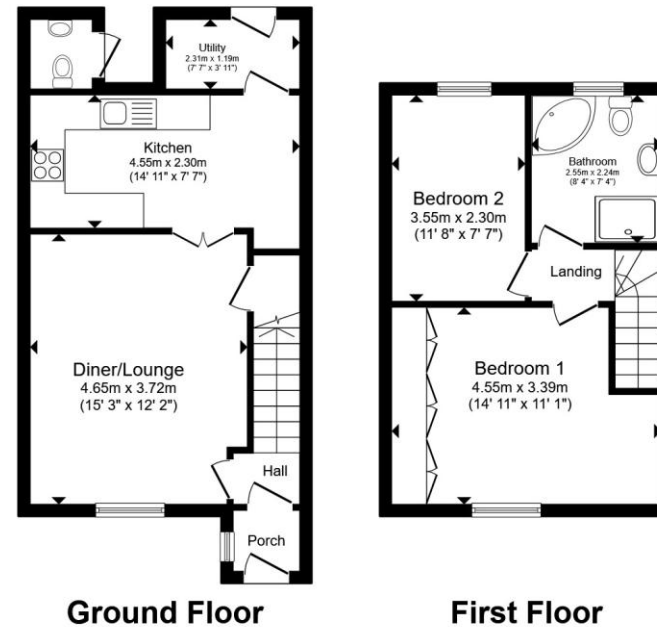
Double glazed window to the rear. Suite comprising enclosed corner bath, walk in enclosed shower cubicle, wash hand basin and WC. Extractor fan. Radiator.

## Front Garden

Steps rising to the front garden, which is laid to lawn and paved path leading to the front entrance. To the front of there are various shrubs/plants in situ.

## Rear Garden

A fully enclosed, low maintenance rear garden with a hardstanding path abutting the property, providing access to the brick built utility room, outside cloakroom with wash hand basin and WC and steps rising to the garden. Rear garden tap and lighting. The first part is laid to patio, offering an ideal seating/entertaining area to enjoy the summer sunshine. Steps then lead to a decking area with garden shed and further steps leading to numerous shrubs/hedging. The property benefits from two back gates leading to a shared pathway.



Total floor area 71.1 m<sup>2</sup> (765 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)

 fox & sons



**view this property online** [fox-and-sons.co.uk/Property/YEO108269](http://fox-and-sons.co.uk/Property/YEO108269)



welcome to

## Eastland Road, Yeovil

- Terrace Home
- Two Double Bedrooms
- Well Presented, Extended Accommodation
- Low Maintenance Rear Garden
- Close to Town Centre & Hospital

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/YEO108269](https://fox-and-sons.co.uk/Property/YEO108269)



Property Ref:  
YEO108269 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01935 412100**



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



**fox-and-sons.co.uk**