

# Rolfe East



Mayfield Road, Yeovil, BA21 5LP

Offers In Excess Of £159,950

- SPACIOUS (1047 sq ft) MATURE THREE BEDROOM END OF TERRACE HOUSE.
- PRIVATE DRIVEWAY PARKING FOR 3-4 CARS.
- DETACHED SINGLE GARAGE.
- GENEROUS LEVEL PRIVATE REAR GARDEN.
- POPULAR RESIDENTIAL AREA.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND UPVC DOUBLE GLAZING.
- UTILITY ROOM.
- WITHIN WALKING DISTANCE OF YEovil TOWN CENTRE AND AMENITIES.
- PREFABRICATED REINFORCED CONCRETE PANEL CONSTRUCTION (non-standard).
- MUST BE VIEWED!

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# 7 Mayfield Road, Yeovil BA21 5LP

7 Mayfield Road is a deceptively spacious (1047 square feet), mature end of terrace house located in a popular residential area and boasting private driveway parking for three to four cars leading to a detached single garage. The house benefits from a large, level rear garden (46' x 28'7 maximum) laid mainly to lawn with patio seating area and large fish pond. The property benefits from uPVC double glazing and mains gas fired radiator central heating. The accommodation benefits from good levels of natural light via a sunny south-facing aspect at the front. It comprises entrance reception hall, sitting room, open-plan kitchen dining room and rear lobby / utility room. On the first floor there is a landing area, three generous bedrooms and a family shower room (formerly incorporating a bath). PLEASE NOTE: The property is built of prefabricated reinforced concrete panels (Reema construction) and is therefore deemed as non-standard construction. This may mean that your mortgage lender may not allow a mortgage on the property. The property is within walking distance of the centre of Yeovil town. Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, and schools from primary through to secondary and Yeovil College within easy reach. Regular bus services run within the town also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction (making London in just over two hours), good road links to the A30, A303 and A37 are all close by. The M5 junction 25 is approximately 20 miles away and the South Coast is approximately 25 miles. This spacious property must be viewed to be fully appreciated.



Council Tax Band: A



Storm porch with outside light. uPVC double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 12'1 maximum x 5'10 maximum. A useful greeting area providing a heart to the home. Staircase rises to the first floor, radiator with decorative cover. Door leads to understairs storage cupboard space. Entrances lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 14'10 maximum x 10'9 maximum. A generous main reception room, uPVC double glazed window to the front enjoying a sunny southerly aspect, pine moulded skirting boards and architraves, gas fire with back boiler, TV ariel attachment.

**KITCHEN BREAKFAST ROOM:** 14'9 maximum x 10'9 maximum. A range of oak panelled kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, inset stainless sink one and a half sink bowl and drainer unit with mixer tap over, range style range master electric double oven and grill with five burner gas hob and warming plate, range master cooker hood extractor fan over, a range of drawers and cupboards under, space and plumbing for washing machine, under counter integrated fridge and freezer, integrated dishwasher, a range of matching cupboards, fitted wine rack, uPVC double glazed window to the rear overlooks the rear garden, ceramic floor tiles, radiator and decorative cover.

Entrance from the entrance hall leads to the

**REAR LOBBY / UTILITY ROOM:** 10'5 maximum x 5'9 maximum. Laminated worksurface, space and plumbing for tumble dryer, uPVC double glazed window to the side, ceramic floor tiles, uPVC double glazed door to the rear.

Stairs rise from the entrance reception hall to the first floor landing, uPVC double glazed window to the side, ceiling hatch to loft space. Pine panel doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 13'8 maximum x 12'9 maximum. A generous double bedroom, uPVC double glazed window to the front enjoys a sunny southerly aspect, radiator, hanging rail and wardrobe space with cupboards above. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slated shelving.

**BEDROOM TWO:** 13'6 maximum x 8'8 maximum. A second generous double bedroom, uPVC double glazed window to the rear, overlooks the rear garden, fitted wardrobe cupboard space.

**BEDROOM THREE / OFFICE:** 7'7 maximum x 8'8 maximum. A generous third bedroom, uPVC double glazed window to the front, enjoying a sunny southerly aspect.

**FAMILY SHOWER ROOM:** (Formerly incorporating a bath) 8' maximum x 5'2 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, glazed corner shower cubicle with wall mounted electric shower over, tiled walls, chrome heated towel rail, illuminated wall mirror and cabinet, two uPVC double glazed windows to the rear.

**OUTSIDE:**

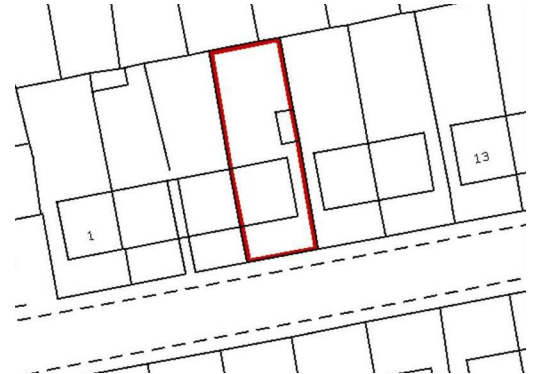
Double timber gates and dropped curb gives vehicular access to a private driveway, providing off road parking for three to four cars. The driveway at the front gives a depth of 15'3 from the pavement, area to store recycling containers and wheelie bins.

Driveway leads to **GARAGE:** 16' in depth x 7'11 in width. Metal up

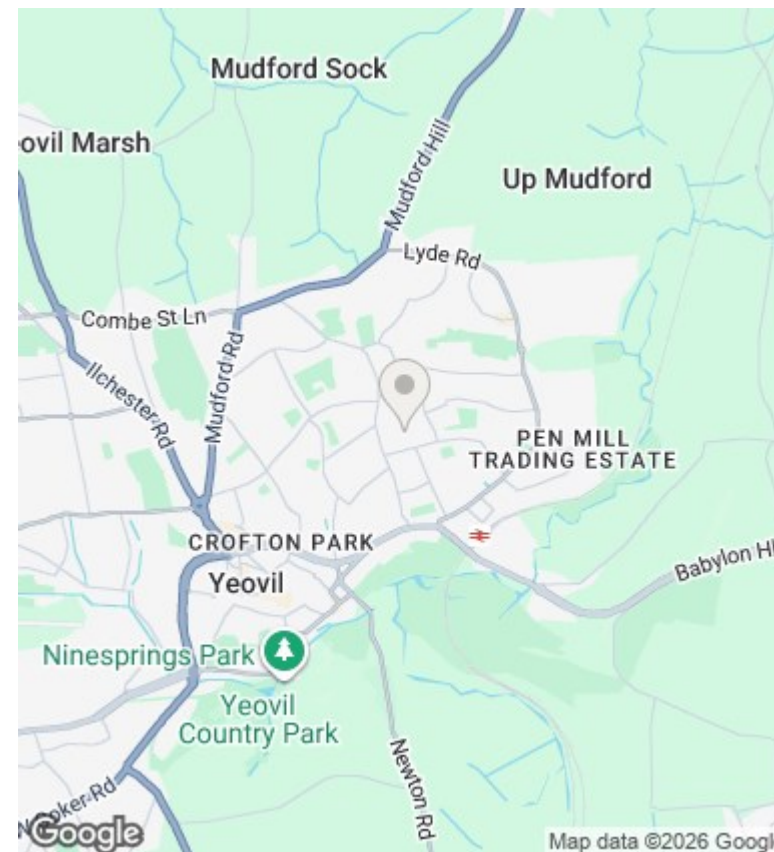
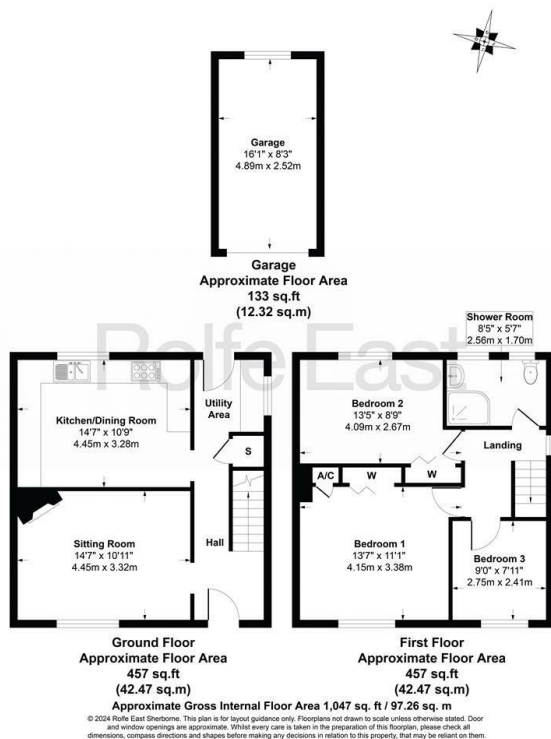
and over garage door, light and power connected.

Timber gate gives access from the driveway area to the MAIN REAR GARDEN: 46' in depth x 28'7 in width. This generous level rear garden is laid mainly to lawn and enclosed by timber panel fencing, there is a large, paved patio seating area, outside light, outside power point, outside tap, area to store recycling containers and wheelie bins, large fishpond. The rear garden boasts a variety of well stocked flowerbeds and borders including some mature trees and shrubs, including mature apple tree.





Mayfield Road, Yeovil, Somerset, BA21



## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	