



Property Location

Alexandra Road is within close walking distance of many local amenities including schools, shops, the town centre and Yeovil District Hospital. Pen Mill railway station is also close by.

12 Alexandra Road, Yeovil, BA21 5AL

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1159126)



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.

Alexandra Road, Yeovil

Asking Price Of £175,000



12 Alexandra Road
Somerset
BA21 5AL

Key features:

- Garden to Rear
- Conservatory
- Open-Plan Living
- Gas Central Heating
- Double Glazing Throughout
- On-Road Parking
- Wooden Floorboards
- Ideal Rental Investment



Why you'll like it

Spacious period terraced house with open-plan layout, conservatory and garden to the rear. With modern fitted kitchen and bathroom, this house has plenty of scope to add a personal touch but has some special features such as wooden floorboards on the ground floor and the full-width modern conservatory. Ideal first home or investment purchase.

ENTRANCE HALL Double glazed front door opening into a wide, welcoming entrance hall. Stairs rise to the first floor ahead and door opening into the sitting / dining room. Wooden flooring and white painted walls. Radiator and useful space beneath the stairwell.

SITTING/DINING ROOM 10' 9" x 9' 10" (3.3m x 3m) The ground floor has been opened out with a modern kitchen to the rear and large sitting and dining reception room stretching from the rear to the front of the house. Double glazed windows to the front and French doors to the rear opening into the conservatory. There is a further double-glazed window from the kitchen area looking into the conservatory. White painted walls and wooden flooring. Two radiators.

KITCHEN/DINER 16' 8" x 12' 1" (5.1m x 3.7m) Modern fitted kitchen with wooden-laminate units and black work top. Attractive mixed-browns mosaic tiling and a continuation of the wooden flooring. The kitchen has an integrated fridge freezer, electric oven, hob and extractor fan.

CONSERVATORY 15' 5" x 6' 10" (4.7m x 2.1m) Full width double glazed conservatory providing useful additional living space. Fitted work surface with two cupboards and appliance space and plumbing for washing machine. French doors opening to the rear garden. Vaillant gas boiler.

STAIRS AND LANDING Neutral carpeted stairs rise to the first-floor landing. White painted walls. Loft hatch.

BEDROOM ONE 16' 8" x 10' 2" (5.1m x 3.1m) Large double bedroom with two double glazed windows to the front. Neutral carpet and white painted walls. Radiator.

BEDROOM TWO 12' 1" x 9' 2" (3.7m x 2.8m) Double bedroom with double glazed window to the rear. Neutral carpet and white painted walls. Radiator.

BATHROOM Good-sized bathroom with double glazed window to the rear. Large corner bath with mixer shower fitted above. White toilet and basin in fitted cupboard. Neutral wall and floor tiles. White heated towel rail. Ceiling spot lights and extractor.

GARDEN Garden to the rear with patio adjacent to the house, lawn area, shed and access gate to the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

