

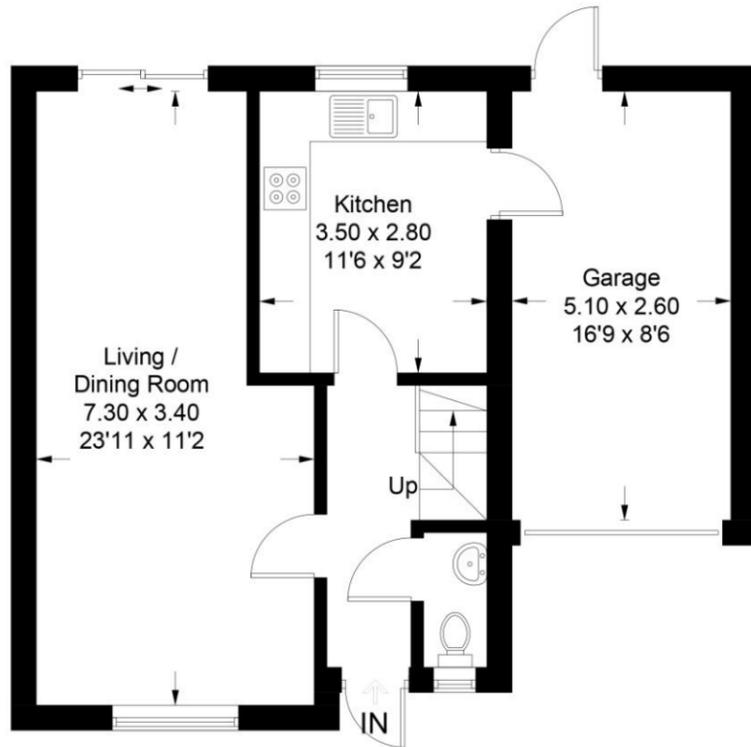


Property Location

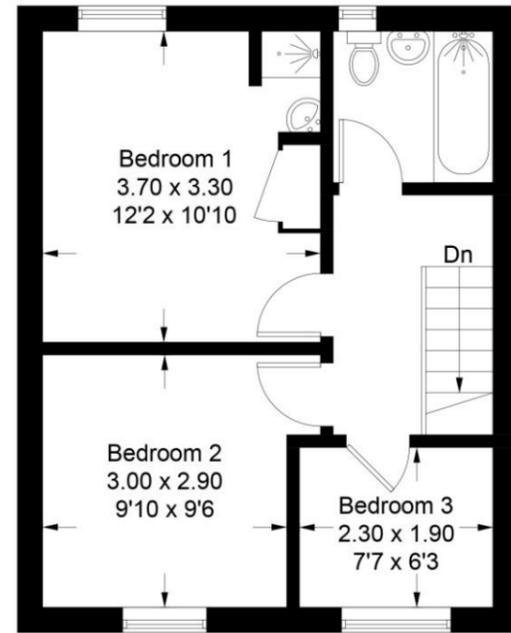
This Three-bedroom link-detached property is situated in a desirable cul-de-sac in the Brympton area of western Yeovil. Local schools and shops are within walking distance and the bustling town centre is a short drive away and offers many amenities including shops, restaurants and a cinema.

52 Fennel Way, Yeovil, BA22 8SA

Approximate Gross Internal Area = 90.0 sq m / 969 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278737)



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.

Fennel Way, Yeovil

Offers In Region Of £250,000

Fennel Way
Yeovil
BA22 8SA

Key features:

- Spacious Link-Detached Property
- Desirable Location
- Three Bedrooms
- Ideal Family Home
- Single Garage
- Ground Floor W/C
- Private Garden
- Driveway Parking



Why you'll like it

A presentable, three-bedroom link-detached home in the desirable Brampton residential area of Yeovil. This property features a spacious living/dining room, kitchen, cloakroom, two double bedrooms, one single bedroom, ensuite, garage, garden and off-road parking for one car. Early viewing is highly recommended to appreciate this perfect family home.

ENTRANCE HALL: Upon entering the property, you are welcomed into the long entrance hall which provides access to the living room, kitchen, cloakroom, the stairs rising to the first floor and a storage cupboard. The hall has wooden laminate flooring and neutrally decorated walls. One radiator.

LIVING & DINING ROOM 11' 1" x 23' 11" (3.4m x 7.3m) A large, dual aspect living and dining space with a centrally positioned fireplace. Double glazed window to the front of the property and double-glazed patio doors leading to the rear garden. The room has neutrally decorated walls and cream-coloured carpets. Two radiators.

KITCHEN 9' 2" x 11' 5" (2.8m x 3.5m) A modern kitchen fitted with white cabinets, drawers and black countertops. Integrated gas hob with electric oven and retractable cooked hood above. Space and plumbing for a fridge freezer and washing machine. Stainless steel basin and drainer with a double-glazed window overlooking the rear garden. Space for a dining table and chairs. The kitchen also has direct access to the garage. White tiled splashguards and neutral walls. White tiled flooring.

CLOAKROOM 2' 11" x 5' 2" (0.9m x 1.6m) The cloakroom has a two-piece suite comprising of a w/c and hand basin. The hand basin has cream-coloured tiled splashguards and neutral walls. Obscure double-glazed window. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, family bathroom and the loft hatch above. White wooden banister and neutral walls. One radiator.

MASTER BEDROOM 10' 9" x 12' 1" (3.3m x 3.7m) The spacious master bedroom has a double-glazed window to the rear of the property. Neutral walls and cream coloured carpet. Attached Ensuite. One radiator.

ENSUITE 3' 11" x 2' 3" (1.2m x 0.7m) The ensuite has a two-piece suite comprising of a shower cubicle and hand basin. Neutral walls and wooden laminate flooring.

FAMILY BATHROOM 5' 10" x 5' 10" (1.8m x 1.8m) The family bathroom is fitted with a three-piece suite comprising of a w/c, hand basin and bathtub with fitted shower unit. Tiled walls and shelf. Wooden laminate flooring and obscure double-glazed window.

BEDROOM TWO 9' 6" x 9' 10" (2.9m x 3.0m) A generous double bedroom with double glazed window to the rear. Neutrally decorated walls and carpet. One radiator.

BEDROOM THREE 7' 6" x 6' 2" (2.3m x 1.9m) This single bedroom could also be utilised as the perfect home office space. Double glazed window to the front. One radiator.

GARAGE 16' 8" x 8' 6" (5.1m x 2.6m) The attached garage has an up-and-over door to the front and door to the rear garden. The garage has electric, plumbing and space for a washing machine and dryer. Above-rafter storage space.

OUTSIDE: To the front of the property is driveway parking suitable for one car. Front garden laid with stone chippings and side gate providing access to the rear garden. To the rear of property is a private and enclosed garden that has laid lawn and patio areas.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 63 D | 72 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

