



**Connells**

Legion Road  
YEOVIL



## Property Description

Situated in a quiet cul-de-sac location, this semi-detached home offers well-balanced and practical accommodation, ideal for a range of buyers. Set back with driveway parking for two vehicles and a dropped kerb, the property also benefits from a garage and a pleasant rear garden, providing both convenience and outdoor space.

Internally, the ground floor comprises an entrance porch leading into the hallway with useful storage, and a dual-aspect lounge/diner which enjoys plenty of natural light. The lounge area features a focal fireplace, while the dining area benefits from direct access to the rear garden, creating a natural flow for everyday living. The kitchen is positioned to the rear and offers designated spaces for appliances, a larder cupboard, and views over the garden.

Upstairs, the property offers three bedrooms, all served by a family bathroom with a walk-in shower. The landing benefits from side window and loft access, adding further practicality. Outside, the enclosed rear garden features a lawn, pathway, greenhouse, and access to the garage, which is equipped with light and power and includes a workshop area. This well-located home combines comfortable living space with useful additional features throughout.

## Entrance Hall

Entrance porch with double-glazed front door, providing sheltered access and leading through to the entrance hall.

## Entrance Porch

Entrance hall with useful understairs storage cupboard and a radiator providing warmth.

## Lounge/Diner

Dual-aspect lounge/diner featuring double-glazed windows to both the front and rear, allowing for plenty of natural light, with a radiator and a feature fireplace. The dining area benefits from a door providing direct access to the garden.

## Kitchen

Kitchen with a double-glazed window overlooking the rear, fitted with a stainless-steel sink and drainer, a useful larder cupboard, and a radiator. The layout provides designated spaces for an oven, washing machine, and freestanding fridge/freezer.

## Landing

Landing with a double-glazed window to the side elevation, allowing natural light, and access to the loft space.

## Bedroom One

Bedroom one with a double-glazed window to the front aspect and a radiator providing warmth.

## Bedroom Two

Bedroom two with a double-glazed window to the rear aspect, offering natural light, a radiator for comfort, and a built-in cupboard discreetly housing the boiler.

## Bedroom Three

Bedroom three with a double-glazed window to the front aspect, allowing natural light, a radiator for comfort, and an over-stairs storage cupboard providing useful additional storage.

## Bathroom

Bathroom comprising a walk-in shower cubicle, wash hand basin and WC, with a double-glazed window to the rear aspect providing natural light, and a radiator for comfort.

## Outside

### Rear Garden

Rear garden that is fully fence-enclosed, featuring a lawned area with a pathway, access door leading to the garage, and a greenhouse providing additional outdoor space for storage or gardening.

### Garage

Garage with a single-glazed window to the rear, providing natural light, and a door giving direct access to the garden. The garage is equipped with light and power and also benefits from a door leading through to a separate workshop area.

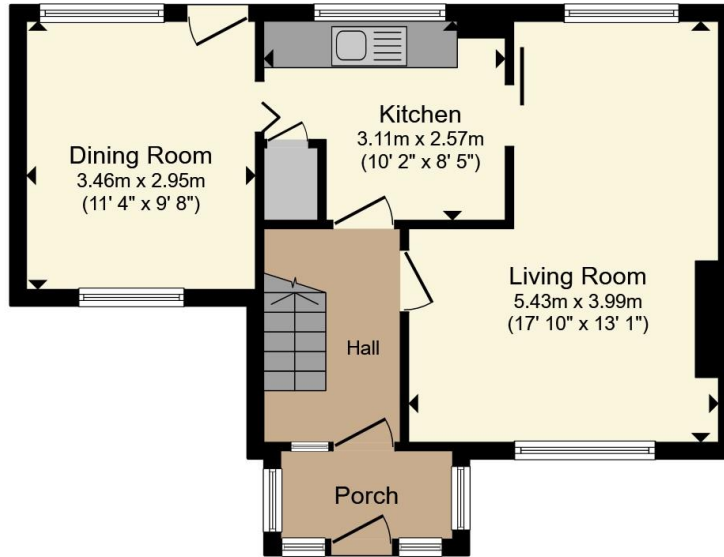
### Parking

Driveway providing off-road parking for two vehicles, benefiting from a dropped kerb for convenient access.

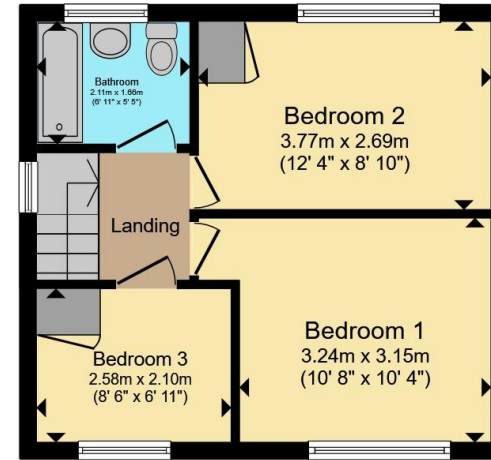








**Ground Floor**



**First Floor**

Total floor area 76.9 m<sup>2</sup> (827 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)



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**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
 YEOVIL BA20 1EW

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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