

for sale

**£220,000** Freehold



## Matthews Road Yeovil BA21 4JQ

A well-presented three-bedroom home offering a spacious living room with feature fireplace, fitted kitchen, conservatory and ground floor cloakroom. Benefiting from off-road parking and an enclosed rear garden, this property provides comfortable accommodation both inside and out.



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# Property Details

## Hall

Double glazed entrance door to the front aspect, staircase rising to the first floor, useful under-stair storage cupboard and radiator.

## Living Room

Bright and comfortable living room featuring a double glazed window to the front aspect, attractive feature fireplace, built-in storage cupboard and an archway leading through to the utility area.

## Rear Hall

Double glazed window to the rear aspect, radiator, access to the cloakroom/W.C. and double glazed door opening into the conservatory.

## Cloakroom/W.C.

Fitted with a low-level W.C., wash hand basin and obscure double glazed window to the rear aspect.

## Conservatory

Versatile conservatory enjoying double glazed windows to the rear and side aspects, with a door providing access to the garden. Benefiting from plumbing for both a washing machine and dishwasher, together with space for a tumble dryer.

## Kitchen

Fitted with a range of wall and base units incorporating work surfaces over, stainless steel one and a half bowl sink and drainer, integrated hob with cooker hood over and electric oven. Space provided for a fridge/freezer and double glazed window overlooking the rear garden.

## Landing

Double glazed window to the side aspect and access to the loft space.

## Bedroom One

Good-sized double bedroom with double glazed window to the rear aspect and radiator.

## Bedroom Two

Double glazed window to the rear aspect, radiator and useful built-in storage cupboard.

## Bedroom Three

Double glazed window to the front aspect and radiator.

## Shower Room

Comprising a walk-in shower with electric shower unit, wash hand basin, low-level W.C., heated towel rail, extractor fan and obscure double glazed window to the front aspect.

## Outside

### Front

Hardstanding area currently being used for parking. Please note there is no dropped kerb.

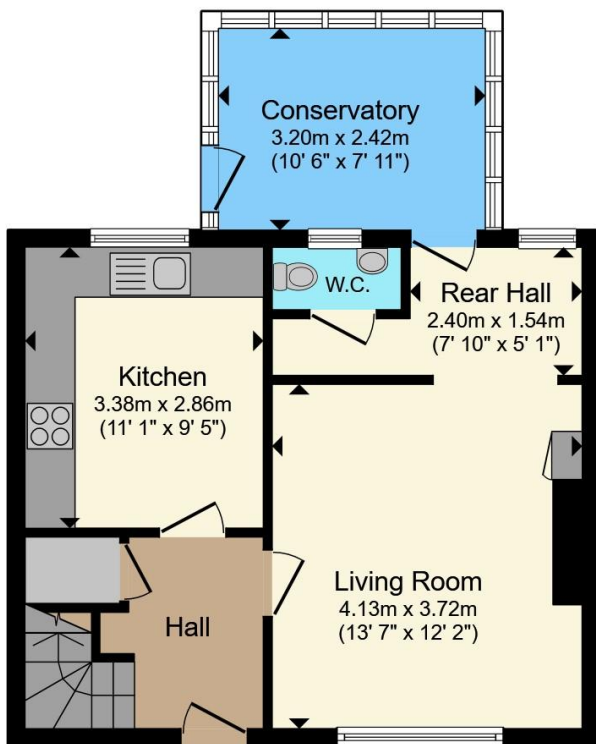
## Rear Garden

Enclosed rear garden predominantly laid to lawn with a patio seating area, established shrubs and plants, outside tap and fencing to the boundaries.

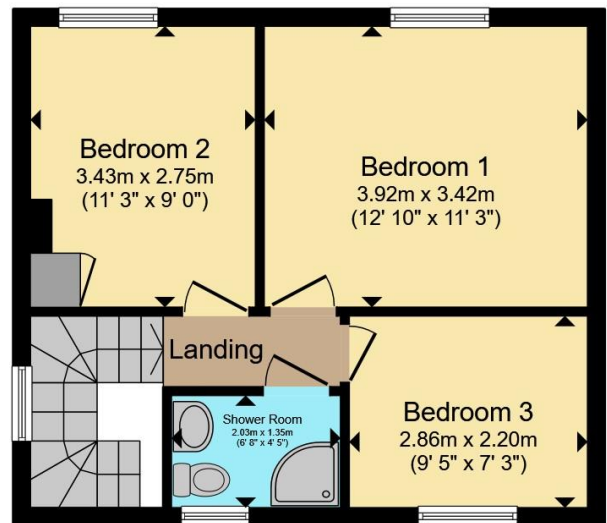
## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





**Ground Floor**



**First Floor**

Total floor area 77.7 m<sup>2</sup> (837 sq.ft.) approx

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**Connells**



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YEOVIL BA20 1EW

Property Ref: YOV314495 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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