



High Lea, YEOVIL, BA21 4PE

fox & sons

welcome to

High Lea, YEOVIL

A three bedroom semi detached family home, situated within a popular residential area of Yeovil and close to many local amenities. The accommodation is well presented and boasting a wealth of space & natural light throughout. Externally benefitting ample driveway parking, garage & enclosed gardens.



Entrance

Double glazed door to the front, opening into:

Entrance Porch

Double glazed windows to the front and sides. Door opening into:

Entrance Hall

Stairs rising to the first floor. Radiator. Door opening into:

Fitted Kitchen

13' 10" x 11' (4.22m x 3.35m)

Double glazed window to the rear, overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl sink and drainer with mixer tap. Integrated five ring gas hob with cooker hood over. Integrated eye level double oven. Plumbing for dishwasher, washing machine and tumble dryer. Space for under counter fridge and freezer. Understairs storage cupboard. Radiator. Double glazed door to the side, leading to the garden. Door opening into:

Dining Room

13' 7" x 9' 10" (4.14m x 3.00m)

Double glazed French doors to the rear, open to the garden with windows to either side. Space for dining table and chairs. Wall light points. Radiator. Opening into:

Lounge

14' 6" x 11' 5" (4.42m x 3.48m)

Double glazed window to the front. Feature fireplace with coal effect fire and wooden mantle. Wall light points. Radiator.

First Floor Landing

Double glazed window to the side. Airing cupboard. Access to the loft space.

Bedroom One

11' 7" min x 9' 3" (3.53m min x 2.82m)

Double glazed window to the front. A range of built in wardrobes. Radiator.

Bedroom Two

12' 8" x 8' (3.86m x 2.44m)

Double glazed window to the rear overlooking the garden. Space for free standing furniture. Radiator.

Bedroom Three

8' 11" max x 8' 10" max (2.72m max x 2.69m max)

Double glazed window to the front. Space for free standing furniture. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed corner bath with mixer tap, shower attachment and electric shower over. Wash hand basin and WC inset to vanity unit. Inset spotlights. Fully tiled.

Garage

Up and over door to the front. Power and light.



Total floor area 90.5 m² (974 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

Front Garden

Access via a block paved driveway, leading to the garage and providing ample off road parking. The garden is laid to lawn with pot plant borders. Gated side access leading to the rear garden.

Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property and providing an ideal seating/entertaining area to enjoy the summer sunshine. To the rear of the garage are two garden sheds. Outside light.

N B

There are owned solar panels to the rear of the property with storage batteries.



First Floor



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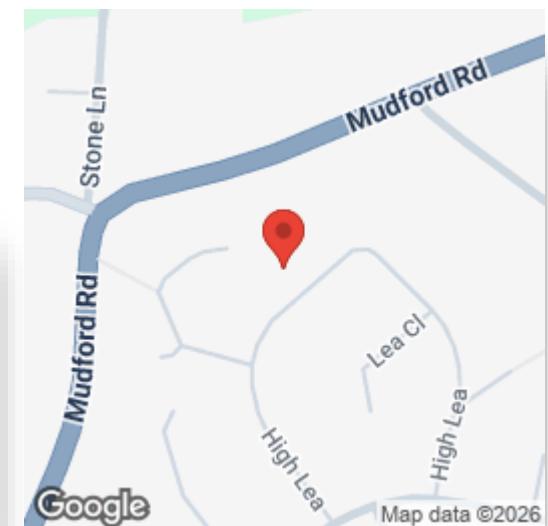
- Semi Detached Family Home
- Three Bedrooms
- Spacious Accommodation
- Garage & Ample Driveway Parking
- Enclosed Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£280,000



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Property Ref:
YEO108736 - 0005



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk