

for sale

offers over **£220,000**



## Sandringham Road Yeovil BA21 5JE

The ideal First Time Buy or Family Home! Look no further, this well presented property is located in a popular part of the town and benefits from lounge/diner, modern kitchen, enclosed rear garden, driveway and garage.

# Sandringham Road Yeovil BA21 5JE

## Entrance Hall

Storage cupboard.

## Lounge

17' 1" x 17' 5" into recess (5.21m x 5.31m into recess)

2 x double glazed windows to the rear, double glazed door to the garden, wood burner and a radiator.



### **Kitchen**

17' 2" max x 8' 11" max (5.23m max x 2.72m max)

Fitted kitchen with a range of wall and base units, stainless steel sink/drainer, integrated fridge/freezer and dishwasher, 5 ring hob, eye level double oven, radiator, velux roof window, larder, pull out cupboard, spotlights and a double glazed window to the front.

### **Landing**

Loft access.

### **Bedroom 1**

11' x 8' 11" (3.35m x 2.72m)

Double glazed window to the rear and a radiator.

### **Bedroom 2**

11' x 9' (3.35m x 2.74m)

Double glazed window to the front and a radiator.

### **Bedroom 3**

8' 4" x 5' 10" (2.54m x 1.78m)

Double glazed window to the rear and a radiator.

### **Bathroom**

Double glazed window to the front, vanity wash hand basin, radiator, heated towel rail, wc and a bath with shower over.

## Outside

### Front Garden

Driveway for 2 cars and electric charging point.

### Rear Garden

Enclosed by fencing with a pergola, gate to the front, patio astro turf and a log store.

### Garage

With up & over door and a parking space for 1 car in front.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: YOY314148 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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