



Property Location

This two-bedroom semi-detached bungalow is situated in the popular Beechwood residential area on the southern side of Yeovil. The property is within short walking distance of a local shop and the bustling town centre is a short drive away and offers ample shops, restaurants and other amenities

11 Beechwood, Yeovil, BA20 2NE

Approximate Gross Internal Area = 69.5 sq m / 748 sq ft
(Including Garage)

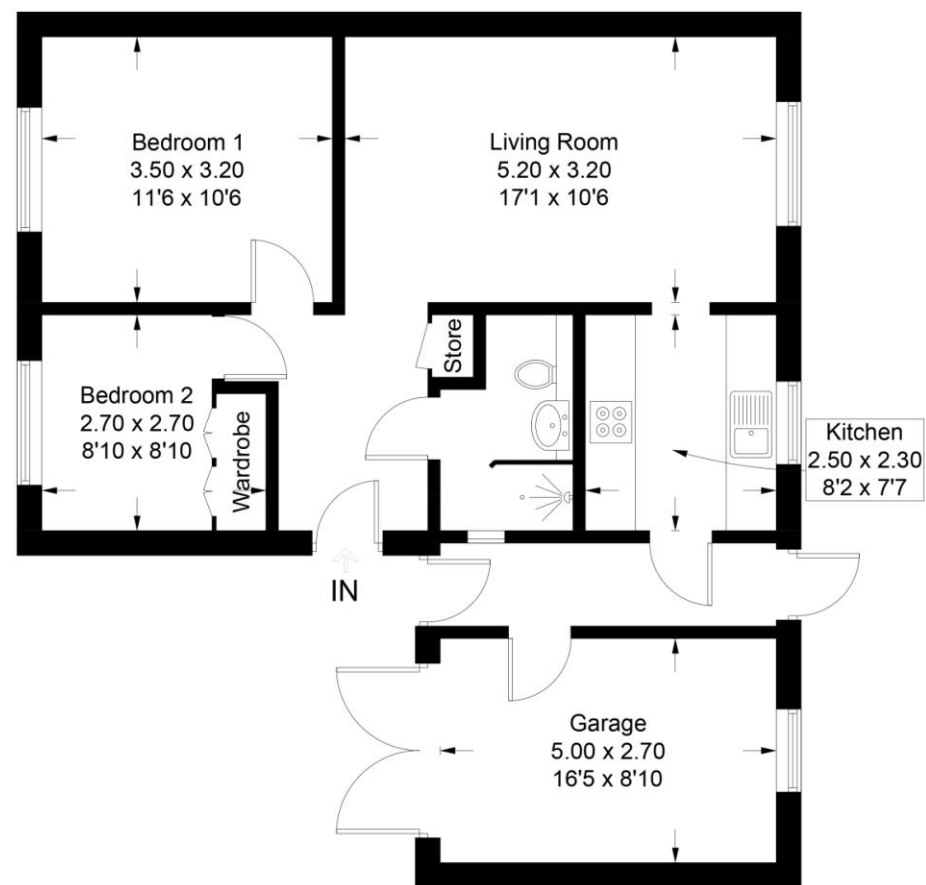


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313020)



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.



Beechwood, Yeovil

Offers In Region Of £240,000

11 Beechwood Yeovil BA20 2NE

Key features:

- Well-Proportioned Two-bedroom Bungalow
- Desirable Location
- Modern kitchen and Bathroom
- Driveway Parking
- Close To Local Amenities
- Double and Triple Glazed Windows
- Single Garage
- Private Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This presentable two-bedroom, semi-detached bungalow is situated in the highly desirable beechwood residential area in Yeovil. The property features a living room, two bedrooms, modern kitchen and bathroom, lobby, garage, driveway parking and gardens. Viewing is highly recommended to truly appreciate what this property has to offer.

ENTRANCE HALL: Upon entering the property through the stable style doors, you are welcomed into a bright and airy entrance hall which provides access to the living room, two double bedrooms, bathroom, storage cupboard which houses the Worcester boiler and the loft hatch above. Neutrally decorated walls and beige carpet.

LIVING ROOM 17' 0" x 10' 5" (5.2m x 3.2m) A spacious living room/ dining space with a large double-glazed window overlooking the rear garden. The room has light grey walls and grey carpet. Space for dining table and chairs. One radiator.

KITCHEN 8' 2" x 7' 6" (2.5m x 2.3m) This recently fitted galley kitchen has a mixture of fixed and wall mounted cabinets and drawers. Plentiful work surfaces with an inset stainless-steel basin and drainer. Space for a freestanding oven, fridge/freezer and washing machine. This kitchen boasts pull-down internal storage racks. Light grey tiled splashguards and tiled flooring. Ceiling spotlights. Double glazed window to the rear of the property.



BEDROOM ONE 11' 5" x 10' 5" (3.5m x 3.2m) A double bedroom featuring a built-in wardrobe. Triple glazed window to the front of the property. Neutral wall decoration with a purple feature wall and beige carpet. One radiator.

BEDROOM TWO 8' 10" x 8' 10" (2.7m x 2.7m) A cosy double or generous single bedroom with a built-in wardrobe. Triple glazed window to the front. Neutral walls and beige carpet. One radiator.

BATHROOM 5' 2" x 6' 6" (1.6m x 2.0m) This modern bathroom has a three-piece suite that comprises of a white w/c, walk-in shower cubide and hand basin with vanity unit below. White tiled walls and grey tiled flooring. Obscure double-glazed window to the side of the property. Full length heated towel rail and ceiling spotlights.

LOBBY: Double glazed door to the front and rear providing access to the driveway and rear garden. Access to the garage.

GARAGE 8' 10" x 16' 4" (2.7m x 5.0m) A single garage with twin doors opening outwards. Side door access to the lobby and double-glazed window to the rear garden. Electric and lighting present.

LOFT: Part boarded loft with lighting and a drop-down ladder.

OUTSIDE: To the front of the property is a garden which is laid to lawn and the driveway that is suitable for two cars in tandem. Access to the garage and side of the property. To the rear of the property is a landscaped private and enclosed garden which is laid to lawn, raised decking and stone chippings. Fenced borders with secure gate at the bottom of the garden. Raised beds. Wooden garden shed. External water outlet.

