



Connells

St. Michaels Road
Yeovil



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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Welcoming entrance porch featuring a front-facing door that provides access to the main interior. Offers a sheltered space ideal for greeting guests or storing outdoor footwear and coats.

Entrance Hall

Inviting entrance hall featuring a radiator for warmth, a convenient storage cupboard, and a staircase leading to the first floor.

Lounge

Lounge featuring a charming brick fireplace and an exposed brick chimney breast that adds character and warmth to the room. Includes a radiator for comfort and a double-glazed bay window to the front, allowing plenty of natural light to fill the space.

Dining Room

Attractive dining room featuring double-glazed French doors to the rear, opening onto the garden with steps for easy access. Offers ample space for a dining table and chairs, complemented by a feature fireplace, wooden flooring, and a radiator for added comfort.

Kitchen

Well-appointed kitchen featuring a double-glazed window to the side, providing natural light. Fitted with a range of wall, base, and drawer units topped with a practical work surface and a complementary tiled surround. Includes twin bowl stainless steel sinks with mixer tap, integrated gas hob with electric oven below, and an integrated dishwasher. There is ample space for an American-style fridge freezer. The room also houses a wall-mounted central heating boiler, tiled flooring, a radiator, and steps leading to the outer porch.

Outer Porch

Accessible from the kitchen, the outer porch features a double-glazed door leading to the garden. Includes a useful storage cupboard, loft access, and a door providing entry to the bathroom, offering additional practicality and convenience.

Bathroom

Bright and spacious bathroom featuring two double-glazed windows to the rear. Fitted with a modern suite comprising an enclosed bath with mixer tap and shower attachment, a separate shower cubicle, a wash hand basin set into a vanity unit, and a WC. Finished with a tiled floor, radiator, and extractor fan for comfort and ventilation.

First Floor Landing

Well-lit landing area featuring an under-stair storage cupboard and stairs rising to the second floor, providing access to the first-floor rooms and creating a natural flow through the home.

Bedroom One

Spacious bedroom featuring two double-glazed windows to the front, allowing plenty of natural light. Includes a built-in double wardrobe providing ample storage space and a radiator for added comfort.

Bedroom Two

Charming bedroom with a double-glazed window to the rear, offering pleasant views. Features a built-in double wardrobe, an open feature fireplace adding character, and a radiator for warmth and comfort.

Bedroom Three

Characterful bedroom featuring an original fireplace, a built-in cupboard for storage, a double-glazed window to the rear, and a radiator providing warmth and comfort.

Shower Room

Shower room fitted with a shower cubicle, WC, wash hand basin, heated towel rail, and extractor fan. Finished with a tiled floor for a clean and practical touch.

Second Floor Landing

Second floor landing leading into the Attic Room

Attic Room

A generously sized attic room featuring two skylight Velux windows that fill the space with natural light. Offers ample room for free-standing furniture and includes a radiator for comfort.

Rear Garden

An enclosed rear garden featuring a hardstanding and raised decking area abutting the property, providing an ideal seating area to enjoy the summer sunshine. Steps lead down to a lawn and shingle garden, with the added benefit of an outside tap. The garden is fence enclosed and includes a rear gate for convenient access.







Total floor area 129.9 m² (1,399 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

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1-3 Princes Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/YOV314019



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