

Property Location

This two-bedroom, detached park home is situated in the highly desirable Houndstone Residential Estate on the western side of Yeovil. Yeovil town centre and the Houndstone retail park are a short drive away and collectively offer plenty of amenities such as restaurants, shops and a cinema.

11 Houndstone Park, Brympton, Yeovil, Somerset, BA22 8SQ

Approximate Gross Internal Area = 37.6 sq m / 405 sq ft

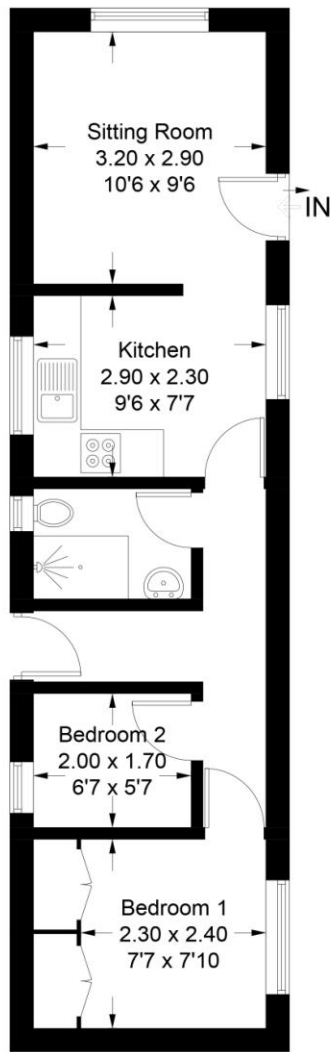


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305940)



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.



Houndstone Park, Yeovil

Offers In Region Of £70,000

**11 Houndstone Park
Yeovil
BA22 8SQ**

Key features:

- Park Home
- Wrap-Around Garden
- LPG Central Heating
- Friendly Community
- Monthly Pitch Fee £250
- Driveway Parking Space
- 50+ Retirement Complex



Why you'll like it

Attractive 2-bedroom park home in a popular residential area of Western Yeovil with 'wrap-around' garden, off-road parking and LPG gas central heating. Providing an excellent starter or retirement home. Local amenities including shops, District Hospital and Yeovil Town Centre are within easy reach.

ENTRANCE HALL: Double glazed front door to the side of the home opening into a central hallway with doors leading to all rooms. Grey carpet and cream decor. Radiator and central heating room thermostat. Loft hatch giving access to a small roof void space.

KITCHEN 9' 6" x 7' 6" (2.9m x 2.3m) Centrally located, the kitchen is bright with double glazed windows on both sides. There is a range of cream units providing storage with a wooden laminate work top. Integrated gas hob and electric oven. Space for washing machine and fridge-freezer. Worcester gas boiler in corner cupboard. Grey carpet and black/white tiling.

SITTING ROOM 9' 6" x 10' 5" (2.9m x 3.2m) Good sized living space with large double-glazed window to the rear. Double glazed door opening to the rear garden via the side of the home. Grey carpet and cream decor. Radiator and feature electric fireplace.

BEDROOM ONE 7' 6" x 7' 10" (2.3m x 2.4m) Double bedroom with double glazed window to the side. Useful fitted wardrobes. Grey carpet and cream decor. Radiator.

BEDROOM TWO 6' 6" x 5' 6" (2m x 1.7m) Single bedroom with double glazed window to the side. Grey carpet and cream decor. Radiator.

BATHROOM 6' 6" x 4' 7" (2m x 1.4m) With white suite of WC, basin set in fitted cupboard unit and walk-in shower cubicle. White tiled walls with red feature. Grey tile-effect vinyl flooring. Radiator and extractor fan. Double glazed window to the side.

OUTSIDE: The home has the benefit of being sited in a good-sized plot with gardens to the front, rear and sides - the largest to the rear. The garden is mostly laid to lawn with some attractive flowering shrubs and fruit trees. One driveway parking space to the front/side.

