Osborne Road, Yeovil, BA20 1BZ

fox & sons

welcome to

Osborne Road, Yeovil

A three bedroom semi detached family home, conveniently situated within close proximity to the Town Centre & Hospital. The accommodation boasts a wealth of space, versatility and natural light throughout & externally benefitting from driveway parking, garage & enclosed landscaped rear garden.

Entrance
Double glazed door to the front, opening into:

Entrance Porch
Double glazed windows to the front and sides. Double glazed door opening into:

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

Lounge
21' 9" max x 9' 3" min (6.63m max x 2.82m min)
A lovely light and spacious family room with double glazed window to the front. Feature fireplace. Understairs storage cupboard. Aerial point. Two radiators. Double glazed French doors to the rear, opening to the garden.

Dining Room
10' 3" x 9' 6" (3.12m x 2.90m)
Double glazed window to the side. Space for dining table and chairs, perfect for family meals and entertaining. Storage cupboard. Space for fridge/freezer. Radiator. Opening into:

Fitted Kitchen
10' 8" x 8' 9" (3.25m x 2.67m)
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. Single bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for dishwasher and washing machine. Door opening into:

Inner Hall
Double glazed door to the side, opening to the:

Downstairs Cloakroom
Double glazed window to the rear. WC.

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

Bedroom One
11' 7" x 11' 2" (3.53m x 3.40m)
Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Two
10' x 8' 10" (3.05m x 2.69m)
Double glazed window to the rear, overlooking the garden. Built in wardrobe. Space for free standing furniture. Radiator.

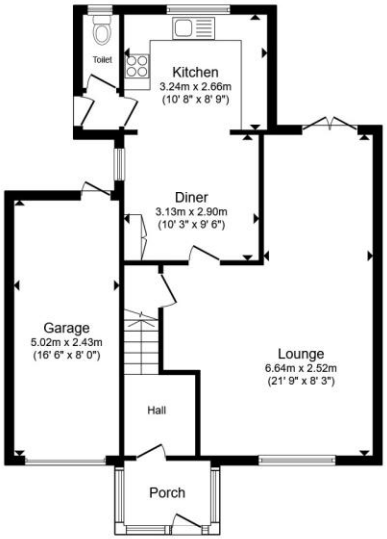
Bedroom Three
7' 7" x 7' 3" (2.31m x 2.21m)
Double glazed window to the front. Over stairs cupboard. Radiator.

Bathroom
Double glazed windows to the rear and side. Suite comprising enclosed bath with shower over, Wash hand basin inset to vanity unit and WC. Radiator.

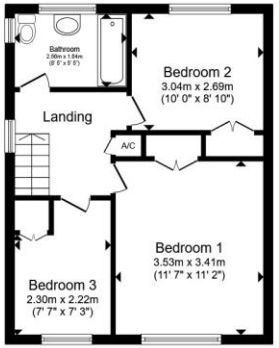
Garage
16' 6" x 8' (5.03m x 2.44m)
Up and over door to the front. Power and light. Double glazed door to the rear, opening to the garden.

Front Garden
Access via a hardstanding driveway, leading to the garage and providing off road parking. Steps rising up to the front entrance and patio area with an array of potted plants.

Rear Garden
A lovely enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. The garden offers an array of decorative plant, hedge and flower borders. To the foot of the garden is a shed and a lovely covered raised seating area, perfect for alfresco dining. Outside tap.



Ground Floor



First Floor

Total floor area 111.2 m² (1,197 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

fox & sons

view this property online fox-and-sons.co.uk/Property/YEO109132

welcome to

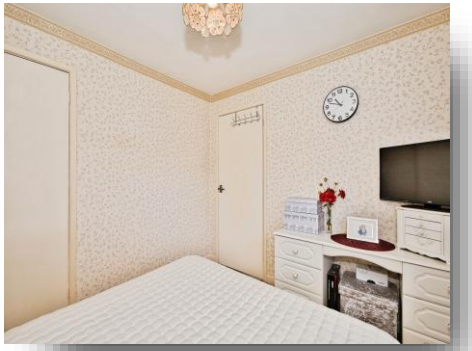
Osborne Road, Yeovil

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

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO109132

The Property Ombudsman

Property Ref:
YEO109132 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01935 412100

Yeovil@fox-and-sons.co.uk

14 Princes Street, YEOVIL, Somerset, BA20 1EW

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.