



Elliots Drive, YEOVIL, BA21 3NW

fox & sons

welcome to

Elliots Drive, YEOVIL

An extended four bedroom semi detached family home, situated within a sought after area of Yeovil and close to many local amenities and good public transport links. The accommodation is presented in immaculate decorative order throughout, boasting a wealth of space & natural light.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor with understairs storage cupboard. Radiator.

Lounge

11' 11" x 10' 6" (3.63m x 3.20m)

A lovely light family room with double glazed window to the front. Feature fireplace with log burner inset. Radiator. Opening into:

Dining Room

11' 6" x 10' 1" (3.51m x 3.07m)

Double glazed French doors to the rear, opening to the garden. Space for dining table and chairs. Feature alcoves. Serving hatch to the kitchen.

Fitted Kitchen

12' 3" x 9' 2" (3.73m x 2.79m)

Two double glazed windows to the rear, overlooking the garden. A range of modern fitted wall, base and drawer units with work surface over and under unit lighting. One and a half bowl inset sink with mixer tap. Integrated four ring gas hob with cooker hood over and complementary tiled surround. Integrated eye level double electric oven. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Door opening into:

Rear Hall

Double glazed door to the side, opening to the garden. Door opening to the utility room and downstairs cloakroom.

Utility Room

11' 1" x 7' 9" (3.38m x 2.36m)

Double glazed window to the rear. A range of recently fitted wall and base units with wooden work surface over and complementary tiled surround. Space for undercounter fridge. Plumbing for tumble dryer. Inset spotlights to the ceiling.

Downstairs Cloakroom

Double glazed window to the side. Suite comprising wash hand basin inset to vanity unit and tiled splashback. WC. Wall mounted central heating boiler.

First Floor Landing

Access to the loft space. Doors opening to all rooms.

Bedroom One

11' 6" x 10' (3.51m x 3.05m)

Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Radiator. Door opening into:

En Suite

Double glazed window to the rear. Suite comprising enclosed shower cubicle, wash hand basin and WC. Inset spotlights to the ceiling. Extractor fan. Towel radiator.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Double glazed window to the front. Space for free standing furniture. Aerial point. Radiator.

Bedroom Three

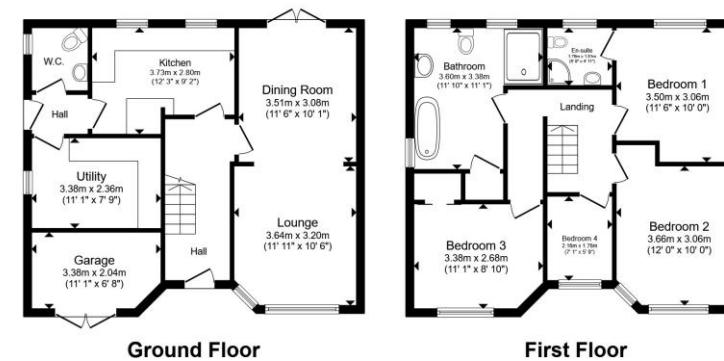
11' 1" x 8' 10" (3.38m x 2.69m)

Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Four

7' 1" x 5' 9" (2.16m x 1.75m)

Double glazed window to the front. Currently used as a dressing room.



Total floor area 120.2 m² (1,294 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.co.uk

fox & sons



view this property online fox-and-sons.co.uk/Property/YEO108857



welcome to

Elliots Drive, YEOVIL

- Extended Semi Detached Family Home
- Four Bedrooms with En Suite to Master
- Immaculate Decorative Order
- Spacious Family Living Accommodation
- Fitted Kitchen, Utility Room & Downstairs Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£375,000



view this property online fox-and-sons.co.uk/Property/YEO108857



Property Ref:
YEO108857 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk