





Property Description

Situated within the popular Rowan Way area of Yeovil, this well-presented two-bedroom home offers comfortable accommodation throughout, making it an ideal first-time purchase, investment opportunity or home for those looking to downsize. The property benefits from a bright lounge/diner, a well-equipped kitchen with breakfast bar, two bedrooms and an enclosed rear garden, together with driveway parking for two to three vehicles.

The ground floor comprises an entrance porch leading into the spacious lounge/diner, with an inner hall providing access to the kitchen and first-floor accommodation. The kitchen is fitted with a range of wall and base units, integrated appliances and useful under-stairs storage, while upstairs are two bedrooms and a bathroom fitted with a bath and shower over.

Outside, the property enjoys a lawned front garden with pathway to the entrance door, alongside a driveway providing tandem parking. To the rear is an enclosed walled garden, predominantly laid to lawn with a patio seating area, pathway and gated rear access. Rowan Way is conveniently positioned for access to local schools, shopping facilities and transport links, while Yeovil town centre offers a wider range of retail, leisure and dining amenities.

Accommodation

Entrance Porch

Double glazed entrance door to the front aspect, radiator, and door leading through to the lounge/diner.

Lounge/Diner

Bright and spacious reception room featuring a double glazed window to the front aspect and radiator.

Inner Hall

Stairs rising to the first floor and door providing access to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over. Features include an integrated eye-level oven, five-ring gas hob, integrated fridge, breakfast bar, and under-stairs storage cupboard. There is designated space for a washing machine and freezer, part-tiled walls, radiator, double glazed window to the rear, and double glazed door opening onto the rear garden.

Landing

Radiator and access to the loft space.

Bedroom One

Double bedroom with double glazed window to the front aspect and built-in storage cupboard.

Bedroom Two

Double glazed window to the rear aspect, radiator, and airing cupboard housing the boiler.

Bathroom

Comprising a panel-enclosed bath with shower over, wash hand basin, and low-level WC. Additional features include part-tiled walls, heated towel rail, spotlights, and a double glazed window to the rear aspect.

Outside

Front

Driveway providing tandem off-road parking for approximately two to three vehicles. A lawned garden area and pathway lead to the front entrance.

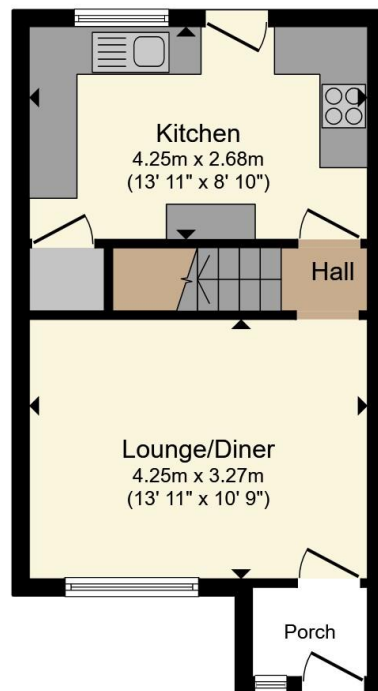
Rear Garden

Enclosed walled rear garden, predominantly laid to lawn with a patio seating area and pathway running through the garden. Gated rear access completes the outdoor space.

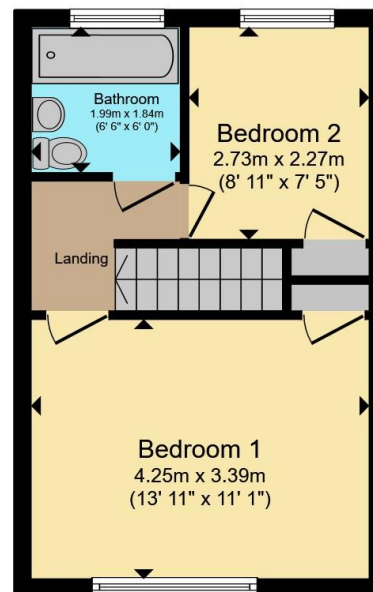








Ground Floor



First Floor

Total floor area 59.1 m² (636 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



To view this property please contact Connells on

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/YOV314376



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YOV314376 - 0002