

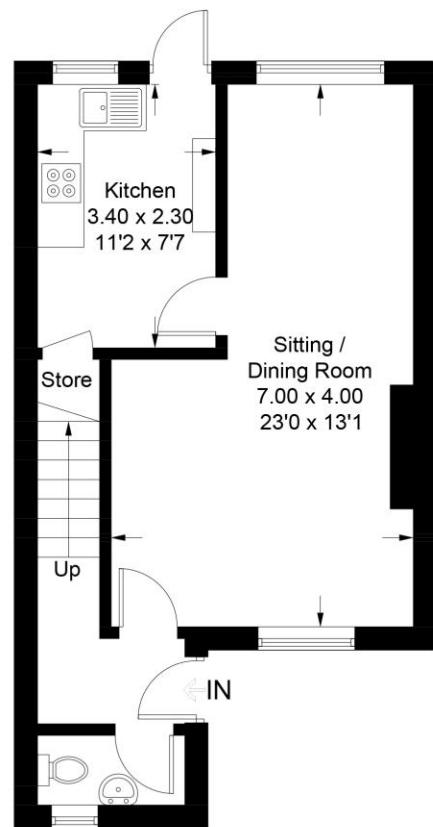


Property Location

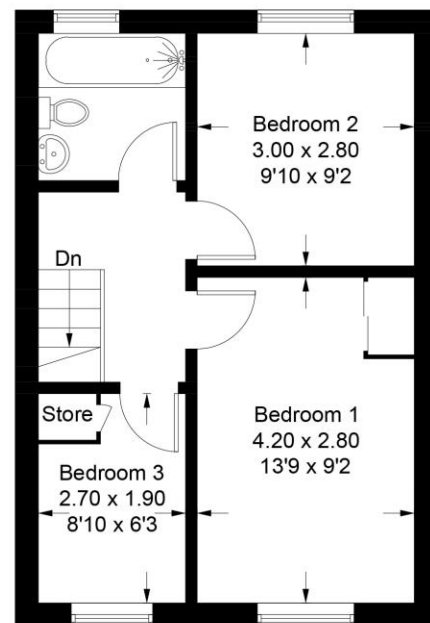
This three-bedroom semi-detached home is situated in the desirable Rivers Road residential area on the north-eastern side of Yeovil. The property is within walking distance of parks, schools and convenience shops. The town centre is a short drive away and offers plenty of amenities including shops, restaurants, cafes and a cinema. Yeovil benefits from two railway stations which provide direct links to London, Exeter, Bath and Bristol.

30 Rivers Road, Yeovil, BA21 5RJ

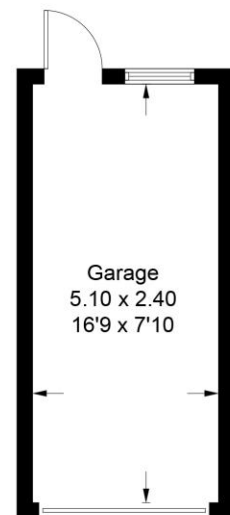
Approximate Gross Internal Area = 74.2 sq m / 799 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 87.2 sq m / 939 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1341024)



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.



Rivers Road, Yeovil

Offers In Region Of £240,000

30 Rivers Road
Yeovil
BA21 5RJ
Key features:

- Three-Bedroom Semi-Detached Home
- Desirable and Quiet Location
- Chain Free
- Excellent Scope for Updating Throughout
- Close To Local Amenities
- Ground Floor W/C
- Suntrap Garden
- Single Garage, Carport and Driveway
- Generously Proportioned Throughout
- Ideal First/ Family Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This three-bedroom semi-detached family home is situated in the quiet Rivers Road residential area in Yeovil. The property features a sitting room, kitchen, cloakroom, three bedrooms, bathroom, private garden, garage, carport and driveway parking. The property could benefit from some modernising and redecoration throughout, but will make a lovely family home and perfect for first-time buyers. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into the entrance hall which provides access to the sitting room, cloakroom and the stairs which rises to the first floor. Neutral walls and carpeted flooring. One storage heater.

SITTING/DINING ROOM 22' 11" x 13' 1" (7.0m x 4.0m) A generous sitting/ dining room with a centrally positioned open fireplace with exposed brick surround and wooden mantel piece above. Dual aspect room with double glazed windows to the front and rear of the property. Wallpapered decoration and carpet flooring. Space for dining table and chairs. Two storage heaters.

KITCHEN 7' 6" x 11' 1" (2.3m x 3.4m) The kitchen is fitted with wooden cabinets and drawers. Plentiful work surfaces with an inset stainless-steel basin and drainer. Space for an electric oven, freestanding fridge/freezer and washing machine. Understairs storage cupboard. Beige tiled splashguards and carpet flooring. Double glazed window and door leading to the rear garden.

CLOAKROOM 6' 2" x 2' 11" (1.9m x 0.9m) The downstairs cloakroom is fitted with a two-piece suite consisting of a white w/c and wall-mounted hand basin. Partially tiled walls and vinyl flooring. Obscure double-glazed window to the front of the property.



STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, bathroom and the loft hatch above. One storage heater.

BEDROOM ONE 13' 9" x 9' 2" (4.2m x 2.8m) A spacious double bedroom featuring a built-in wardrobe and double-glazed window to the front of the property. Light pink walls and beige carpet flooring.

BATHROOM 6' 2" x 6' 2" (1.9m x 1.9m) The family bathroom is complete with a light-grey three-piece suite comprising of a w/c, hand basin and bathtub with shower unit above. Wall-mounted vanity mirror. Obscure double-glazed window to the rear of the property. Tiled walls and vinyl flooring.

BEDROOM TWO 9' 10" x 9' 2" (3.0m x 2.8m) A double bedroom with a large double-glazed window overlooking the rear garden. Neutral walls and purple carpet. One storage heater.

BEDROOM THREE 6' 2" x 8' 10" (1.9m x 2.7m) A single bedroom featuring a storage cupboard and double-glazed window to the front of the property. Would make the perfect home office. Light pink walls and beige carpet.

GARAGE AND CARPORT 7' 10" x 16' 8" (2.4m x 5.1m) A single detached garage with a carport to the front. Up-and-over style door to the front. Access and window to the rear.

OUTSIDE: To the front of the property is driveway parking suitable for three/four cars in tandem. Access to the front entrance and side access to the rear and garage. To the rear of the property is a private and enclosed garden laid to lawn. Raised patio seating area and feature pond. Raised bed boarders with a mixture of flowers and shrubbery. Greenhouse.

MATERIAL INFORMATION:
Council Tax Band: C
Tenure: Freehold
Electric Storage Heating

