

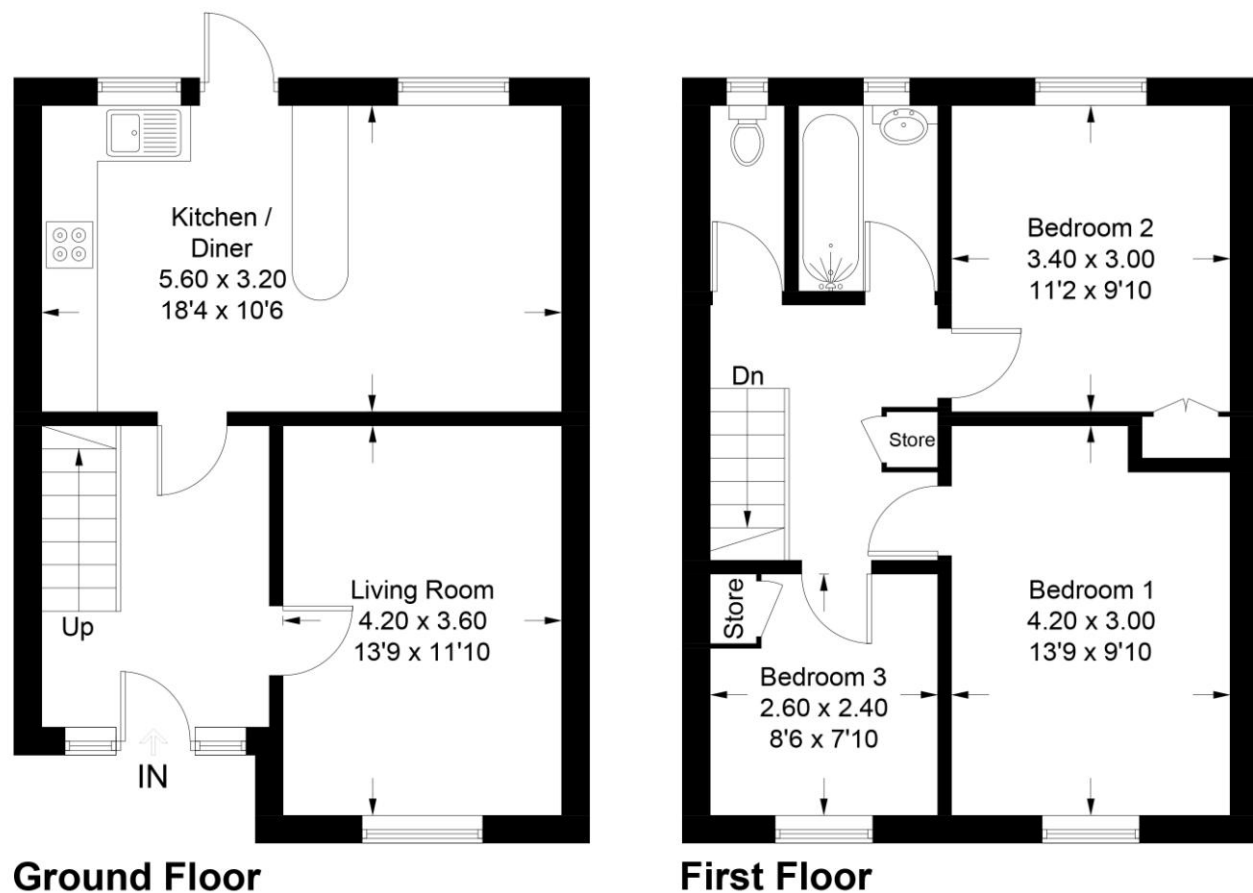


## Property Location

This three-bedroom terraced home is situated on Abbey Road residential area on the western side of Yeovil. Benefiting from being within walking distance of local schools and shops. The bustling town centre is a short drive away which offers plenty of amenities including shops, restaurants and a cinema.

**92 Abbey Road, Yeovil, BA21 3EZ**

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303388)



**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.

## Abbey Road, Yeovil

Offers In Region Of £210,000



92 Abbey Road  
Yeovil  
BA21 3EZ

Key features:

- Three Bedroom Mid Terraced Home
- Desirable Residential Location
- Ideal Family Home
- Quiet Location
- Private Garden
- Close to Schools and Shops
- Double Glazing
- Perfect For First Time Buyers



Why you'll like it

This three-bedroom mid-terraced home is situated on the popular Abbey Road residential area of Yeovil. Featuring a living room, kitchen/diner, three bedrooms, bathroom and both front and rear gardens. This property will make the perfect family home and is ideal for first time buyers. Viewing is highly recommended.

**ENTRANCE HALL:** Upon entering the property through the double-glazed door, you are welcomed into a bright and airy entrance hall which provides access to the living room, kitchen and the stairs which rise ahead to the first-floor landing. The hall is neutrally decorated and has grey carpet. Obscure double-glazed window to the front.

**LIVING ROOM 13' 9" x 9' 10"** (4.2m x 3.0m) A spacious living room featuring a centrally positioned gas fireplace. Exposed brick fireplace and media unit. Double glazed window to the front of the property. Neutrally decorated walls and grey carpet.

**KITCHEN/DINER 18' 4" x 10' 5"** (5.6m x 3.2m) A generously sized kitchen with wooden cabinets and drawers with plentiful work surfaces. Integrated fridge/freezer, gas oven and gas hob with cooker hood above. Inset stainless steel basin and drainer. Neutral walls and tiled splashguards. Undercabinet lighting. Two double glazed windows and door leading to the rear garden. Space for dining table and chairs.

**STAIRS AND LANDING:** The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, bathroom, cloakroom, storage cupboard and the loft hatch above. The landing has light blue wall and grey carpet. White wooden banister.

**BEDROOM ONE 13' 9" x 9' 10"** (4.2m x 3.0m) A double bedroom with double glazed window to the front of the property. Neutral walls with a red feature wall and grey carpet.

**BATHROOM 4' 11" x 6' 6"** (1.5m x 2.0m) A family bathroom with separate cloakroom. The bathroom has a two-piece suite comprising of white bathtub and handbasin with vanity unit. White tiled walls and laminate flooring. Obscure double-glazed window to the rear of the property. Directly adjacent is the cloakroom with white w/c and double-glazed window to the rear.

**BEDROOM TWO 11' 1" x 9' 10"** (3.4m x 3.0m) A double bedroom with built-in wardrobe and double-glazed window overlooking the rear garden. Neutral wall decoration and blue carpet.

**BEDROOM THREE 7' 10" x 8' 6"** (2.4m x 2.6m) A single bedroom currently being utilised as the perfect home office. Built-in storage cupboard and double-glazed window to the front of the property. Neutral walls and blue carpet.

**OUTSIDE:** To the front of the property a low maintenance garden laid with stone chippings and raised beds. To the rear of the property is a private and enclosed garden laid mostly to lawn with patio areas. Raised bed borders and a mixture of flowers, plants and shrubbery. Garden shed.

