

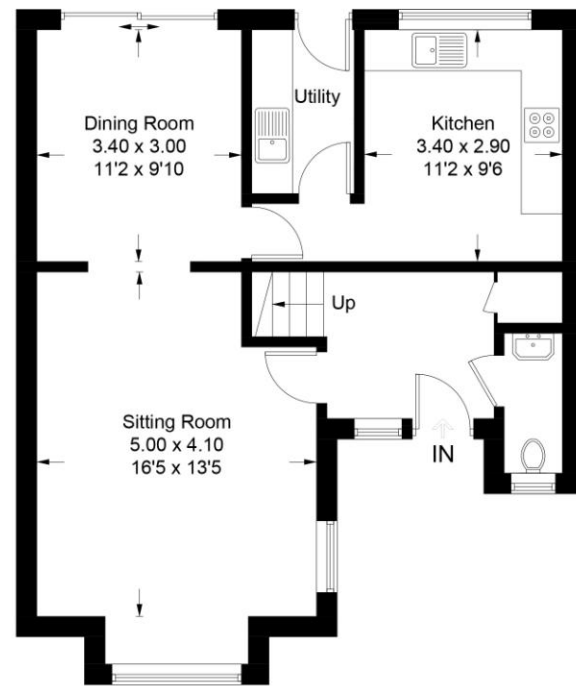


## Property Location

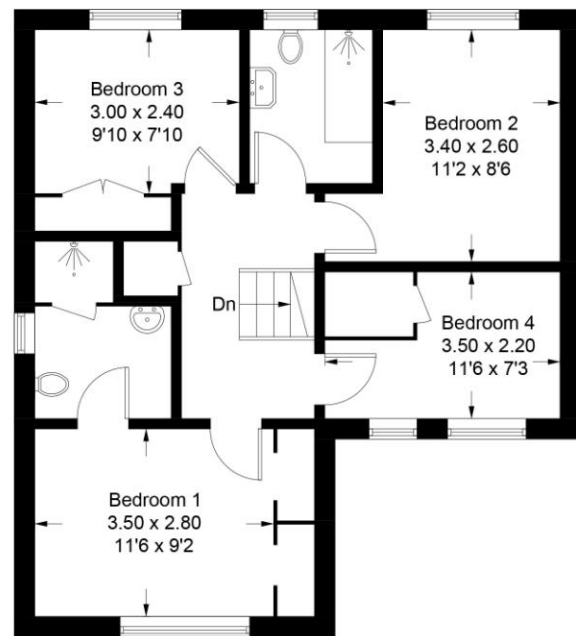
This detached house is located in a cul-de-sac in the desirable Brympton/Houndstone area of western Yeovil. The bustling town centre with its many amenities including shops, restaurants and cinema is a 10-minute drive away whilst there are local schools and shops within walking distance.

### 12 Foxglove Way, Yeovil, BA22 8PU

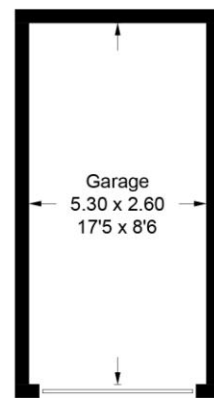
Approximate Gross Internal Area = 114.3 sq m / 1230 sq ft  
 Garage = 13.8 sq m / 148 sq ft  
 Total = 128.1 sq m / 1378 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217949)



**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.

## Foxglove Way, Yeovil

Offers In Excess Of £400,000

12 Foxglove Way  
Yeovil  
BA22 8PU

**Key features:**

- Detached Family Home
- Garden
- Garage and Driveway
- Popular Residential Area
- Gas Central Heating
- Downstairs W/C
- Utility Room
- Master En Suite
- Four Double Bedrooms
- Corner Plot Offering  
Countryside Views



**Why you'll like it**

This fantastic and spacious detached family home with garden, garage and driveway in the popular Brympton area of western Yeovil, benefiting from immaculate presentation throughout and boasting a large corner plot with countryside views. Four double bedrooms with master en suite, utility room and downstairs cloakroom. Viewing is highly recommended to truly appreciate what this property has to offer.

**ENTRANCE HALL:** Double glazed front door opening into a welcoming and light entrance hall with doors leading to the sitting room, cloakroom and kitchen. Stairs rising to the first floor. Double glazed window to the front, wood-effect luxury vinyl tile flooring and neutral decor. Storage cupboard ideal for coats, shoes etc. Radiator.

**KITCHEN** 11' 1" x 9' 6" (3.4m x 2.9m) Good-sized kitchen with double glazed window to the rear and utility room adjacent. Wood-effect flooring and neutral decor. Dark grey fitted kitchen with white flecked work-surface and cream tiling. Fitted electric double ovens and 4-ring gas hob. Appliance spaces for fridge-freezer and dishwasher. Radiator.

**UTILITY ROOM:** Useful utility room next to the kitchen with double glazed door opening to the rear garden. Wood-effect vinyl flooring and sage green decor. Wooden-laminate units with off-white work surface, sink and space beneath for washing machine and tumble dryer. Wall mounted Vaillant gas boiler (2 years old). Radiator.

**SITTING ROOM** 16' 4" x 13' 5" (5m x 4.1m) Large reception room with attractive box window to the front providing plenty of light. Brown textured carpet and green and brown decor with a floral wallpaper feature. Archway to the dining room to the rear. Feature gas fireplace and radiator.

**DINING ROOM** 11' 1" x 9' 10" (3.4m x 3m) With double glazed sliding patio doors opening to the rear garden. Wood effect vinyl flooring and a continuation of the sitting room colour scheme. Radiator.

**CLOAKROOM:** Downstairs WC off the entrance hall, with double glazed window to the front. White toilet and basin with fitted cupboard beneath. Wood-effect vinyl flooring and light grey decor. Radiator and electrical consumer unit mounted high level.

**STAIRS AND LANDING:** The centrally-located stairs rise to the first-floor landing which is wide and welcoming. White woodwork and grey carpet with neutral walls. Landing with airing cupboard housing the Megaflo hot water cylinder. Loft hatch (the loft is part boarded with a fitted ladder).

**BEDROOM ONE** 11' 5" x 9' 2" (3.5m x 2.8m) Master bedroom with en suite shower room. Large double bedroom with double glazed window to the front. Red carpet and grey walls with a floral feature wall. Two built-in wardrobes and radiator.

**ENSUITE:** Shower room with double glazed window to the side. Grey suite of toilet in fitted cupboards, pedestal basin and shower cubicle. Cream marble-effect wall tiling and vinyl flooring. Radiator.

**BEDROOM TWO** 11' 1" x 8' 6" (3.4m x 2.6m) Double bedroom with double glazed window to the rear. Kid's decor with red carpet and walls with feature wallpaper. Radiator.

**BEDROOM THREE** 9' 10" x 7' 10" (3m x 2.4m) Double bedroom with double glazed window to the rear. Red carpet with grey walls. Radiator and fitted wardrobe.

**BEDROOM FOUR** 11' 5" x 7' 2" (3.5m x 2.2m) Small double or good-sized single bedroom with double glazed window to the front. Cream carpet and lilac decor. Radiator.

**BATHROOM:** Family bathroom with double glazed window to the rear. Cream suite of toilet, basin in fitted cupboards and bath with shower above. Cream wall tiles and vinyl flooring. Radiator.

**GARAGE** 17' 4" x 8' 6" (5.3m x 2.6m) Semi-detached single garage with 'up and over' door to the front. Inside with lighting and power.

**OUTSIDE:** To the front of the property there is driveway parking for 2 cars in front of the garage. A low stone wall provides the boundary to a small grassed area to the front. The rear garden is accessed via side gate and is good-sized, mostly laid to lawn with a patio area adjacent to the house and side areas for shed and storage. The rear of the house looks to the countryside to the south-east beyond a small children's play park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

