



FOR SALE

Yeovil, BA21 5LN

£175,000



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Semi-detached period home in a popular location close to schools and regular bus service. The accommodation comprises living room with feature fireplace and log burner, spacious kitchen/diner, lean-to sunroom and downstairs toilet. Upstairs are three bedrooms and the family bathroom. At the end of the private rear garden is a summerhouse which could make a useful playroom/office or just somewhere to sit and relax and enjoy the peace and tranquility.

£175,000



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

Entrance Porch

Door to front, windows to front and side and door to entrance hall.

Entrance Hall

Laminate flooring, stairs to first floor, under stairs cupboard and doors to:

Living Room - 12' 7" x 11' 8" (3.829m x 3.559m)

Front aspect double glazed bay window, feature fireplace with log burner, dado rail, picture rail, coving, laid to carpet and radiator.

Kitchen/Diner - 17' 5" x 12' 11" (5.314m x 3.943m)

Rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, single bowl ceramic sink, range style cooker with extractor over, tiled splash backs and vinyl flooring. Dining area with open fireplace, picture rail, dado rail, laminate flooring and radiator.

Lean To - 13' 3" x 7' 5" (4.040m x 2.255m)

Side and rear aspect double glazed windows, laminate flooring, door to rear and door to WC/utility room.

WC/Utility Room

Rear aspect double glazed window, laminate flooring, plumbing for washing machine and plumbing for dishwasher.

Landing

Side aspect double glazed window and access to loft.

Bedroom One - 12' 4" x 11' 9" (3.756m x 3.579m)

Front aspect double glazed window, electric fire and radiator.

Bedroom Two - 12' 11" x 10' 0" (3.934m x 3.051m)

Rear aspect double glazed window, laid to carpet and radiator.

Bedroom Three - 9' 10" x 8' 6" (2.986m x 2.582m)

Rear aspect double glazed window, laid to carpet and radiator.

Bathroom

Front aspect double glazed window, tiled walls, tiled floor, bath with shower over, wash hand basin with vanity unit, WC, extractor fan and chrome heated towel rail.

Front Garden

Laid to artificial lawn with pathway to front door enclosed by wall with gated access.



Rear Garden

Initial patio area with step to lawn and gravel with greenhouse, walkway to summerhouse, pond, a range of fruit trees to include cherry, pear, crab apple and apple enclosed by fencing with gated access.

Summerhouse 15' 7" x 11' 7" (4.756m x 3.537m)

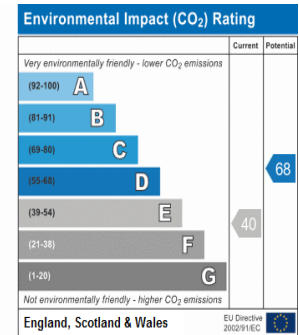
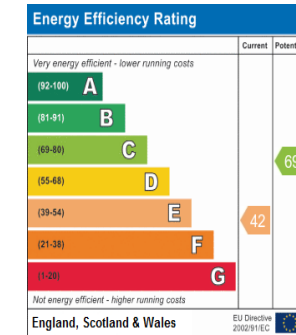
Door to front, front and rear aspect windows, laid to carpet, power and lighting.

Directions

From Yeovil Town centre, follow the A30 signposted Sherborne, take the left hand turn into St Michaels Avenue. Continue up the road and take the right hand turn into Rosebery Avenue. The property can be found on the left hand side a few hundred yards along.

AGENTS NOTE

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