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27 Greenwood Road
Yeovil, BA21 3LF

A spacious and beautifully presented 3 bedroom home with a delightful garden and off road parking.

Town Centre 2 Miles

• Semi-Detached Modern Home • 3 Well-Proportioned Bedrooms • Open-Plan Living Area • Separate Sitting Room • Generous Rear Garden • Off Road Parking • Single Garage • Gas Fired Central Heating •

Guide price £195,000

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DESCRIPTION

27 Greenwood Road is a delightful semi-detached family home which enjoys spacious and beautifully presented accommodation inside and out. Having been under the same ownership for the past 15 years, the property has been beautifully maintained and enjoys the benefits of gas fired central heating and uPVC double glazing. High ceilings, large windows and a fresh, neutral scheme of decoration throughout ensure that each room is filled with natural light, and the sizeable west-facing rear garden offers excellent excuses for spending time out-of-doors. Located in a popular residential location, this superb modern home is ideal for a variety of purchasers including first-time buyers, those looking to downsize or investors, amongst many others.

ACCOMMODATION

A recently updated uPVC front door opens into a welcoming entrance hall from which stairs rise to the first floor and a door leads to;

SITTING ROOM

A stylish and tranquil space in which to relax with a large window to the front aspect, a fireplace featuring an inset gas fire and a large under-stair storage cupboard.

OPEN PLAN LIVING AREA

Offering clear areas for cooking, eating and relaxing, this open plan space is the sociable hub for the home, in which a sense of togetherness can be enjoyed whilst undertaking individual tasks. The kitchen area is fitted with a range of traditional wall and base units with spaces for a washing machine and a free standing gas cooker, and the entire room benefits from wood-effect flooring. Double glass doors lead directly out to the garden from the lounge area, and there is also side door to the driveway.

FIRST FLOOR

Stairs rise from the entrance hall to a wide landing, from which a boiler/airing cupboard can be accessed and doors lead into;

BEDROOM 1

A generous double room with a range of fitted wardrobes and drawers. This room also benefits from a window to the front aspect, providing a wealth of natural light.

BEDROOM 2

A well proportioned double or twin room with a window to the rear aspect, overlooking the garden.

BEDROOM 3

An ideal single or child's bedroom, this useful room is currently used as a study and enjoys a built-in wardrobe.



BATHROOM

The family bathroom is fitted with a suite comprising; bath, separate shower cubicle, WC and wash hand basin. A frosted window to the rear provides natural light and ventilation.

OUTSIDE

27 Greenwood Road enjoys a generous plot, much of which is arranged as an attractive yet easily maintained rear garden. Adjoining the house is a large paved sun terrace which is bordered by an ornamental pond and established flower and shrub beds, ideal for al fresco dining, entertaining and relaxing. Alternative excuses for spending time out of doors can be found in the dedicated barbecue area, and there is also a greenhouse for those with green fingers.

A shared driveway leads beside the property to a single garage with an up-and-over door, in front of which there is an off-road parking space for one vehicle.

SITUATION

Greenwood Road is a popular residential street located near the fringe of Yeovil town, yet enjoying proximity to amenities with the town centre just 2 miles distant. A choice of convenience shops can be found in the near vicinity, including Co-op and Tesco Express mini supermarkets, with a variety of alternative independent

retailers and businesses within easy reach. There are also several garden centres nearby, including Brimsmore Gardens, where there is a highly regarded cafe.

Transport links are excellent with bus services stopping on nearby Larkhill Road and trainstations with the town offering regular services to London (Waterloo), Exeter, Bristol and Bath. The A303 trunk road can be joined at Cartgate or Ilchester, both accessible within 15 minutes.

SERVICES

Mains electricity, water, drainage and gas. Gas fired central heating.

VIEWINGS

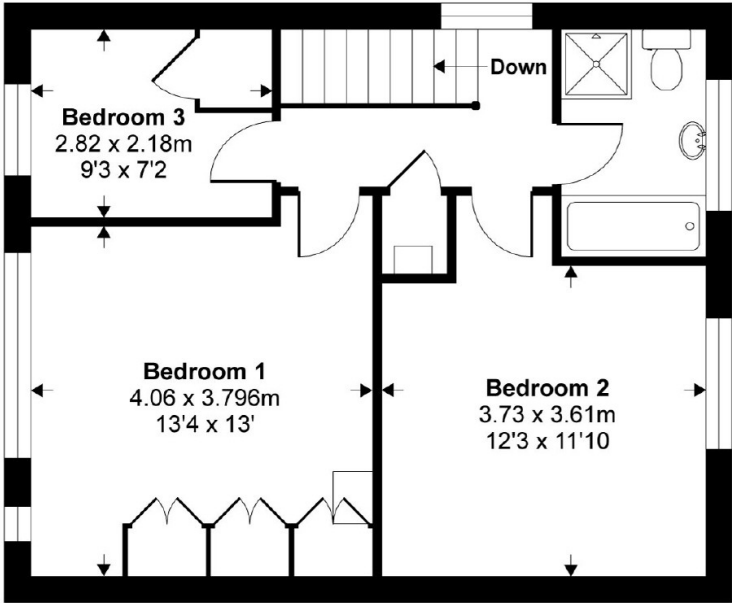
Strictly by appointment with the vendor's selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000.

DIRECTIONS

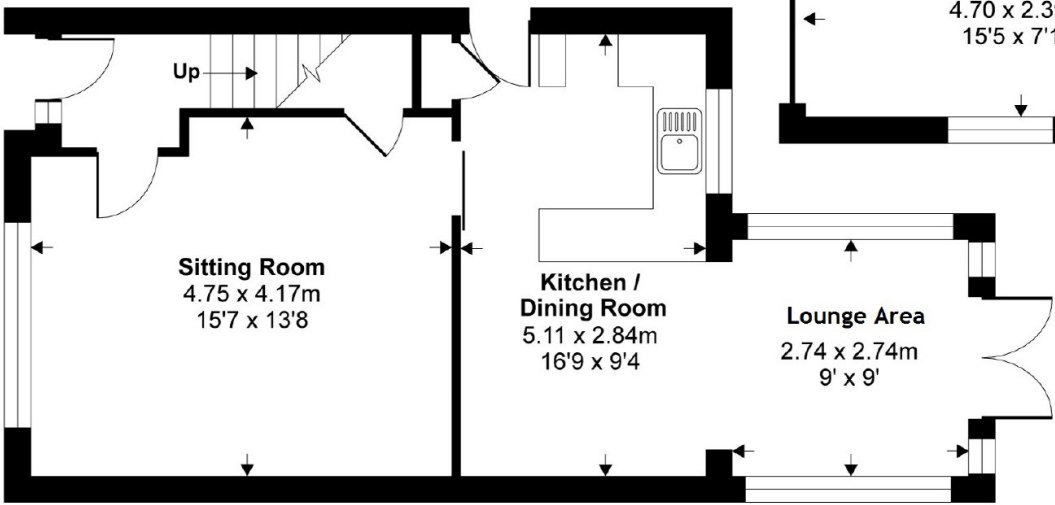
From Yeovil Hospital Roundabout follow the A37 towards Ilchester and at the Yeovil College Roundabout take the second exit to continue on this road. Bear left just after the Tesco Express, signposted to Chilthorne Damer and at the mini roundabout turn left onto Thorne Lane. Continue to the next roundabout and turn left into Larkhill Road. Take the second turning into Greenwood Road and the property can be found after a short distance on the left.



Approx. Gross Internal Floor Area
108.8 Sq Metres 1171 Sq Ft (Includes Garage)



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	80
EU Directive 2002/91/EC		