



Victoria Road, Yeovil, BA21 5AZ

welcome to

Victoria Road, Yeovil

A two bedroom terrace home, situated within a popular area of Yeovil and within close proximity to many local amenities. The accommodation is presented in excellent decorative order throughout and boasting a wealth of space and natural light.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor. Inset spotlights to the ceiling. Radiator. Opening into:

Lounge

A lovely light room with double glazed bay window to the front. Aerial point. Radiator. Opening into:

Dining Room

Double glazed window to the rear. Feature fireplace with log burner inset. Space for dining table and chairs, perfect for family meals or entertaining. Original wooden flooring. Radiator. Steps leading down into:

Fitted Kitchen

Double glazed windows to the rear and side, overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over and glass splashback. Plumbing for washing machine. Wall mounted boiler. Inset spotlights to the ceiling. Tiled flooring. Double glazed door to the side, opening to the garden.

First Floor Landing

Access to the loft space.

Bedroom One

Two double glazed windows to the front. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Two

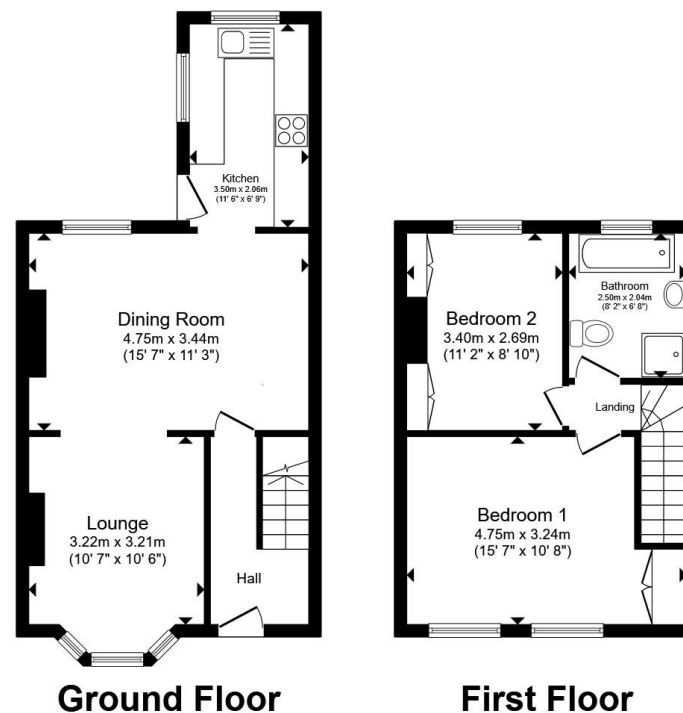
Double glazed window to the rear, overlooking the garden. Fitted wardrobes. Space for free standing furniture. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower attachment, enclosed walk in shower cubicle, wash hand basin and WC. Inset spotlights to the ceiling. Towel radiator.

Rear Garden

A good size enclosed garden laid mainly to lawn with a hardstanding patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. There is a further seating area to appreciate with a raised decking area, ideal for table and chairs. The garden also benefits from garden shed, greenhouse, ornamental pond, outside tap and lighting.



Total floor area 73.3 m² (789 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


fox & sons



view this property online fox-and-sons.co.uk/Property/YEO109137



welcome to

Victoria Road, Yeovil

- Terrace Home
- Two Double Bedrooms
- Spacious Accommodation
- Well Presented Throughout
- Good Size Enclosed Rear Garden

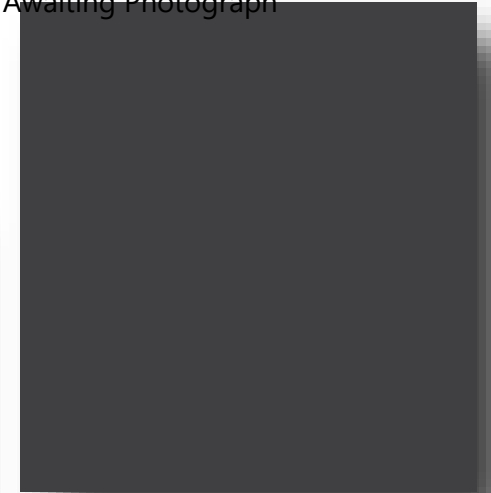
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO109137



Property Ref:
YEO109137 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk