



Property Location

Just a short walk to local schools, shops and the town centre, Victoria Road is ideally situated.

28 Victoria Road, Yeovil, Somerset, BA21 5AZ

Approximate Gross Internal Area = 83.0 sq m / 893 sq ft

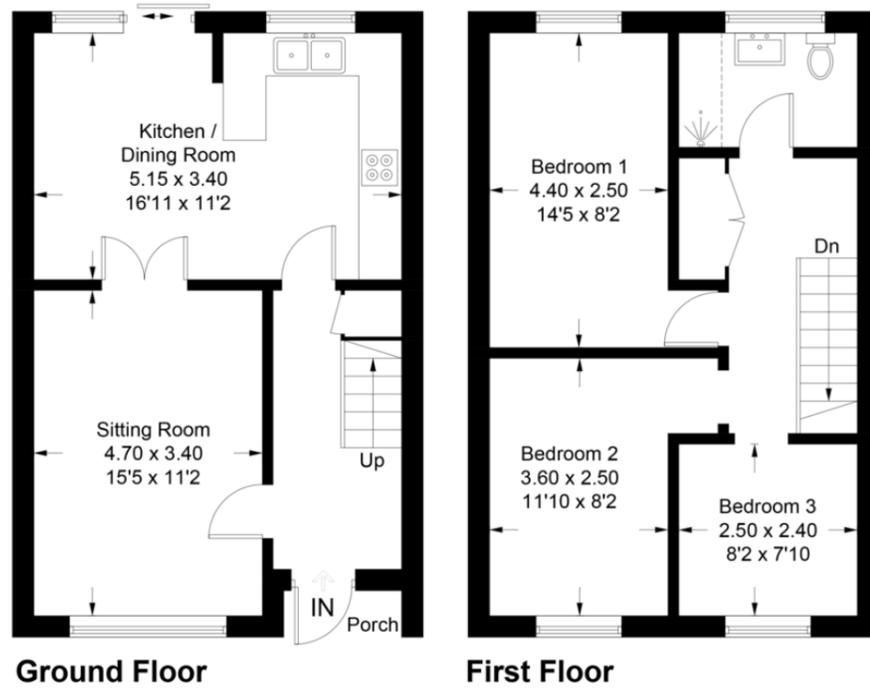


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1036024)



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.

Victoria Road, Yeovil

Asking Price Of £225,000

28 Victoria Road
Somerset
BA21 5AZ

Key features:

- Spacious Accommodation
- Off Road Parking
- Walking Distance to Local Shops
- Close To Schools
- Gas Central Heating
- Council Tax Band B
- Low Maintenance Garden



Why you'll like it

No chain! This is a spacious, light and bright 3 bedroom house on the eastern side of Yeovil comprises of an entrance hall, open-plan kitchen/diner, lounge, 3 generously sized bedrooms and a family bathroom. Two off-road parking spaces to the front and small low-maintenance garden to the rear. Short walking distance to local schools, shops and amenities.

ENTRANCE HALL Double glazed front door with storm porch above leading into a bright entrance hall with stairs rising ahead to the first floor and doors to the sitting room and kitchen. Under stairs cupboard providing useful storage. Neutral carpet and decor. Radiator.

SITTING ROOM 15' 5" x 11' 1" (4.7m x 3.4m) Spacious sitting room with double doors opening into the dining room to the rear. Double glazed window to the front. Neutral decor and carpet. Electric fire place and radiator.

KITCHEN/DINER 16' 10" x 11' 1" (5.15m x 3.4m) Open plan kitchen-diner with door from the hallway and double doors from the sitting room. Double glazed window and sliding patio doors to the rear. Neutral decor and carpet in the dining area, black laminate flooring in the kitchen with neutral tiled walls.

The kitchen has a range of wood-laminate units with a black work-surface. Appliance spaces for free-standing gas oven, washing machine and tumble dryer or dishwasher. Fitted over-hob extractor. Breakfast bar area between kitchen and dining room. Radiator.

STAIRS AND LANDING Carpeted stairs rise to the first floor landing. Neutral decor. Large double door airing cupboard, housing the Glow Worm gas boiler. Loft hatch.

BEDROOM ONE 14' 5" x 8' 2" (4.4m x 2.5m) Good sized double bedroom with rear aspect double glazed window. Neutral decor and carpet. Radiator.

BEDROOM TWO 11' 9" x 8' 2" (3.6m x 2.5m) Double bedroom with front aspect double glazed window. Neutral decor and carpet. Radiator.

BEDROOM THREE 8' 2" x 7' 10" (2.5m x 2.4m) Single double bedroom with front aspect double glazed window. Neutral decor and carpet. Radiator.

BATHROOM Family bathroom with rear aspect double glazed window. White suite of WC, pedestal basin and bath with electric shower above. Radiator and electric heated towel rail. White tiled floors and mosaic effect vinyl flooring. Extractor fan.

OUTSIDE To the front are two off-road driveway parking spaces. To the rear is a fully-enclosed court-yard style garden with patio and gravelled areas. Rear gate.



| 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, Scotland & Wales | | | |

