



## Property Location

St Michaels Road is at the heart of the eastern residential areas of Yeovil, with local primary and secondary schools a short walk away, together with local shops and parks. Close rail links.

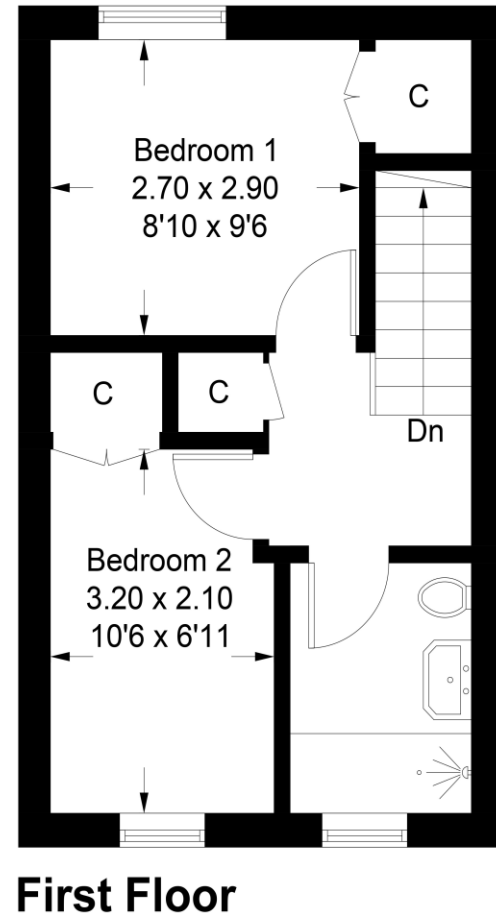
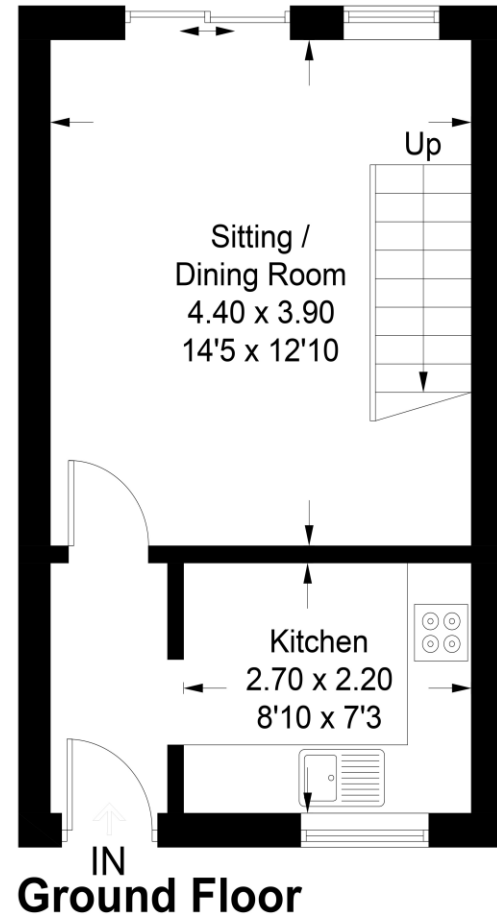


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067084)



**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.



## St Michaels Road, Yeovil

Asking Price Of £185,000



83 St Michaels Road  
Yeovil  
BA21 5AH

Key features:

- Gas Central Heating
- Immaculate Presentation
- Modern Kitchen and Bathroom
- Low-Maintenance Gardens
- Double Glazing Throughout
- Neutral Decor and Carpets
- Two Double Bedrooms
- Built In Storage



Why you'll like it

Beautifully appointed modern end-terrace house in a popular residential area of Yeovil, within walking distance of schools, shops and other amenities. Gardens to front and rear, gas central heating and double glazing throughout. Ideal first home or investment property with income potential of £900pcm. Private off-road parking and close rail links.

ENTRANCE HALL Double glazed front door opening into the ground floor entrance hall, with archway to the kitchen and door to the sitting/dining room. Blue tiled flooring and neutral decor

KITCHEN Light and airy modern kitchen with fitted white units and double glazed window to the front. Wood-effect laminate work-surface, white tiled walls and neutral decor Integrated electric oven, hob and extractor fan. Appliance spaces for fridge-freezer, washing machine and tumble dryer or dishwasher.

SITTING/DINING ROOM 14' 5" x 12' 9" (4.4m x 3.9m) Spacious living area with room for both sitting and dining areas. Sliding double glazed doors and window opening to the rear garden. Neutral decor and carpet. Radiator.

STAIRS AND LANDING Carpeted stairs rise to the first floor with white painted bannisters adding to the light and spacious feel of this house. Landing with good-sized airing cupboard and loft hatch.

BEDROOM ONE 9' 6" x 8' 10" (2.9m x 2.7m) Double bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator and built-in wardrobe.

BEDROOM TWO 10' 5" x 6' 10" (3.2m x 2.1m) Small double or good-sized single bedroom with double glazed window to the front. Neutral decor and carpet. Radiator and built-in wardrobe.

BATHROOM Modern family bathroom with white suite comprising of toilet, pedestal basin and bath with thermostatic shower above and shower screen. Attractive grey mosaic-style tiled flooring and grey wall tiles. Wall cabinet, chrome heated towel rail and extractor fan. Obscure glass double glazed window to the front.

OUTSIDE The house is approached to the front via a wooden gate, with the front garden having a hedged boundary. The front garden is laid to gravel with an attractive cherry blossom tree, and wraps around the house to the side. To the rear the boundary is brick wall and grey-painted fencing, giving a real sense of privacy. The garden is low-maintenance, being laid to gravel and patio with attractive planting. A large garden shed is sited to the side of the house. Private offroad parking accessed through the rear garden gate.

