



Property Location

This three-bed mid-terraced Victorian property is situated in a central residential area of Yeovil. Within walking distance of local shops, restaurants a cinema and other amenities. Close to Yeovil district hospital. Nearby train links to Dorchester and Bristol.

19 Crofton Park, Yeovil, Somerset, BA21 4EA

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308954)



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.



Crofton Park, Yeovil

Asking Price Of £250,000



19 Crofton Park
Yeovil
BA21 4EA

Key features:

- Period Features Throughout
- Stylish Renovation
- South-Facing Garden to Rear
- Newly Installed Glazing Throughout
- Gas Central Heating
- Two Reception Rooms
- Three Double Bedrooms
- Upgraded and Certified Electrical Installation



Why you'll like it

Simply stunning example of a Victorian terraced house, immaculately presented throughout in a traditional style with a contemporary twist, whilst retaining many of the original period features. Recently renovated including windows, doors, kitchen and bathroom fixtures and fittings, the property is the epitome of current trends in internal decor, whilst to the rear a beautiful, stylish space has been created for outside entertaining.

ENTRANCE HALL Contemporary dark green solid wood front door set back in a storm porch opening into a traditional Victorian hallway with original tiled flooring and two-toned neutrally-painted walls. Grey tall radiator and solid-wood pine doors leading into the two reception rooms. Stairs rising to the first floor ahead with attractive white and dark green painted bannisters. Useful alcove beneath the stairs for coats, boots etc storage.

SITTING ROOM 12' 5" x 11' 5" (3.8m x 3.5m) Large front reception room with bay window (all windows are recently replaced with modern anthracite-coloured double glazed triple A units). Tastefully decorated room in 'Prussian' blue with picture rail and wooden-laminate oak flooring. Tall dark grey radiator.

DINING ROOM 11' 9" x 10' 5" (3.6m x 3.2m) Second reception room with floor to ceiling double glazed window bringing light to the room and a pretty view of the rear garden. Decor is a combination of olive green and neutral with a wood-effect vinyl flooring. Grey radiator.

KITCHEN/UTILITY 21' 11" x 8' 6" (6.7m x 2.6m) Sliding part-glazed wooden door from the hallway opening into the stunning kitchen, renovated with a combination of cream gloss units, dark green tiles and solid wood work top, with plenty of counter space and storage for the practically-minded. Fitted electric oven, microwave, halogen 4-ring hob and space for washing machine and fridge-freezer.

Biasi gas boiler tucked into a corner cupboard. Double glazed windows to the rear, side and door opening to the garden. Tall grey radiator and wood-effect tiled flooring. n.b. as part of the property renovation the rear walls of the ground floor have been insulated and clad, increasing the energy efficiency whilst the full rear aspect has been re-pointed.

WC Downstairs cloakroom with solid pine door from the kitchen. Clever toilet with hand-wash basin integrated above. Pale grey decor, wood-effect tiled flooring and white heated towel rail. Double glazed window to the rear.

STAIRS AND LANDING Attractive staircase rising to the first floor landing with heather-coloured carpet and two-toned neutrally-painted walls.

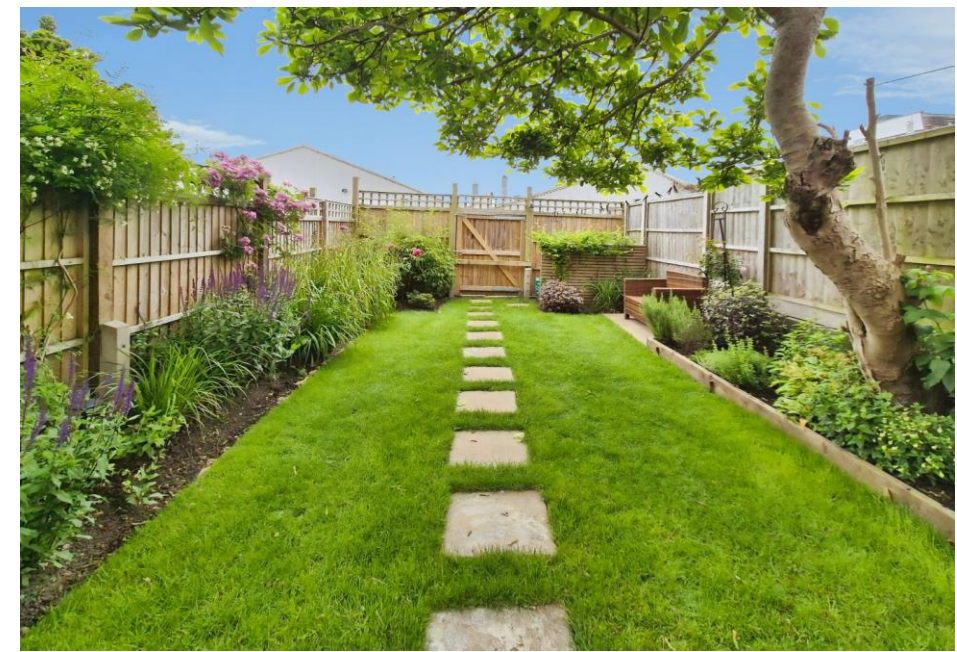
BEDROOM ONE 16' 0" x 11' 5" (4.9m x 3.5m) Large double bedroom with double glazed window to the front. Built-in wardrobe, heather-coloured carpet. Radiator.

BEDROOM TWO 11' 9" x 10' 2" (3.6m x 3.1m) Double bedroom with double glazed window to the rear. Period wrought-iron and floral decorative fireplace (not in use). Rose pink decor with picture rail and fitted shelving in alcove. Built-in wardrobe, radiator, heather-coloured carpet.

BEDROOM THREE 13' 9" x 8' 10" (4.2m x 2.7m) Double bedroom with double glazed window to the rear. Olive green and white decor, heather-coloured carpet. Radiator.

BATHROOM Family bathroom with white suite of toilet, bath with shower above and basin set in cupboard. Clever use of a large mirror to create a sense of space, with tiling in shades of green and wood-effect vinyl flooring. Double glazed window to the side. White heated towel rail.

GARDEN The south-facing garden has been lovingly created with outside entertaining in mind, with lawn and gravel areas for seating. Pretty borders with flowering plants and a large magnolia tree offering summer shade. Gate to the rear giving access to the rear passage along the terrace.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

