

Property Location

This 1-bedroom terraced house is located in the centre of the ever-popular Abbey Manor Park estate on the western side of Yeovil. Local shops, parks, doctors' surgery and schools are within short walking distance.

3 Derwent Way, Yeovil, Somerset, BA21 3SZ

Approximate Gross Internal Area = 57.1 sq m / 615 sq ft

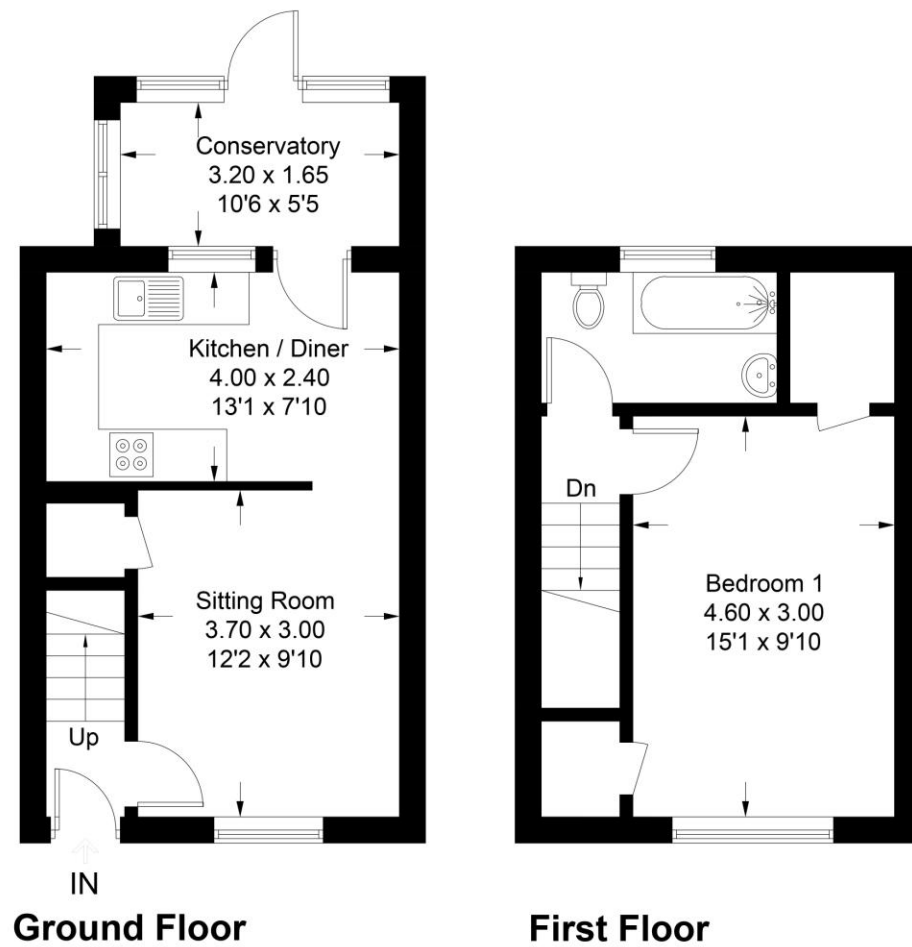


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097515)



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.



Derwent Way, Yeovil

Offers In Region Of £185,000



3 Derwent Way
Yeovil
BA21 3SZ

Key features:

- Garden to Front and Rear
- Gas Central Heating
- Conservatory
- Modern Kitchen and Bathroom
- Close to Schools and Shops
- On Bus Route
- Ideal Investment
- First Time Buyers



Why you'll like it

Perfect modern home for a first time buyer or as an investment property, located on the popular Abbey Manor Park estate, within walking distance of the local community centre, shops, primary school and doctor's surgery. This immaculately presented one-bedroom home benefits from gas central heating, low-maintenance gardens to front and rear and conservatory.

ENTRANCE HALL Dark wood double glazed door opening into a small ground floor hall with stairs rising to the first floor. Door to the right leading to the sitting room. Coat hooks. Grey carpet and neutral walls.

SITTING ROOM 12' 1" x 9' 10" (3.7m x 3m) Spacious living room with double glazed window to the front. Open-plan archway to the kitchen-diner. Large under-stairs cupboard. Grey carpet and neutral walls. Radiator and wall-mounted decorative electric fireplace.

KITCHEN/DINER 13' 1" x 7' 10" (4m x 2.4m) Spacious kitchen-diner with modern fitted kitchen and dining area. Wood-effect laminate units with a marble-effect work-top. Integrated electric oven, hob and extractor fan. Space for washing machine and fridge-freezer.

Cream vinyl tile flooring and cream wall tiles. continuation of the grey carpet into the dining area. Double glazed door and window opening into the conservatory. Radiator and wall-mounted Worcester gas boiler.

CONSERVATORY 5' 4" x 10' 5" (1.65m x 3.2m) Modern conservatory with double glazed dark-wood effect frame to match the house windows Terracotta-colour tiled flooring. Door opening to rear garden decked areas. Power socket and lighting.

STAIRS AND LANDING Grey carpeted walls rise to the first-floor landing with doors leading to the bathroom and bedroom. White walls.

BEDROOM 9' 10" x 15' 1" (3m x 4.6m) Large double bedroom with double glazed window to the front. Two large storage cupboards/fitted wardrobes. Grey carpet and white walls with one dark grey feature wall with floating shelves. Aerial cable and radiator.

BATHROOM Modern fitted bathroom with double glazed window to the rear. White suite of bath with shower above and fixed screen, pedestal basin and toilet. Grey ceramic tiled walls and vinyl flooring. Chrome heated towel rail and small wall-mounted electric heater. Mirrored vanity unit.

GARDEN Gravel garden to the front with path leading to the front door. The south-facing rear garden is fully enclosed with decking adjacent to the house and a lawn area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

