



Property Location

This is a centrally-located Victorian terraced house within easy walking distance of Yeovil town centre and its many amenities including shops, cafes and pubs. There is off-road permit parking available to the front of the house.

67 West Hendford, Yeovil, Somerset, BA20 1XG

Approximate Gross Internal Area
79.8 sq m / 859 sq ft

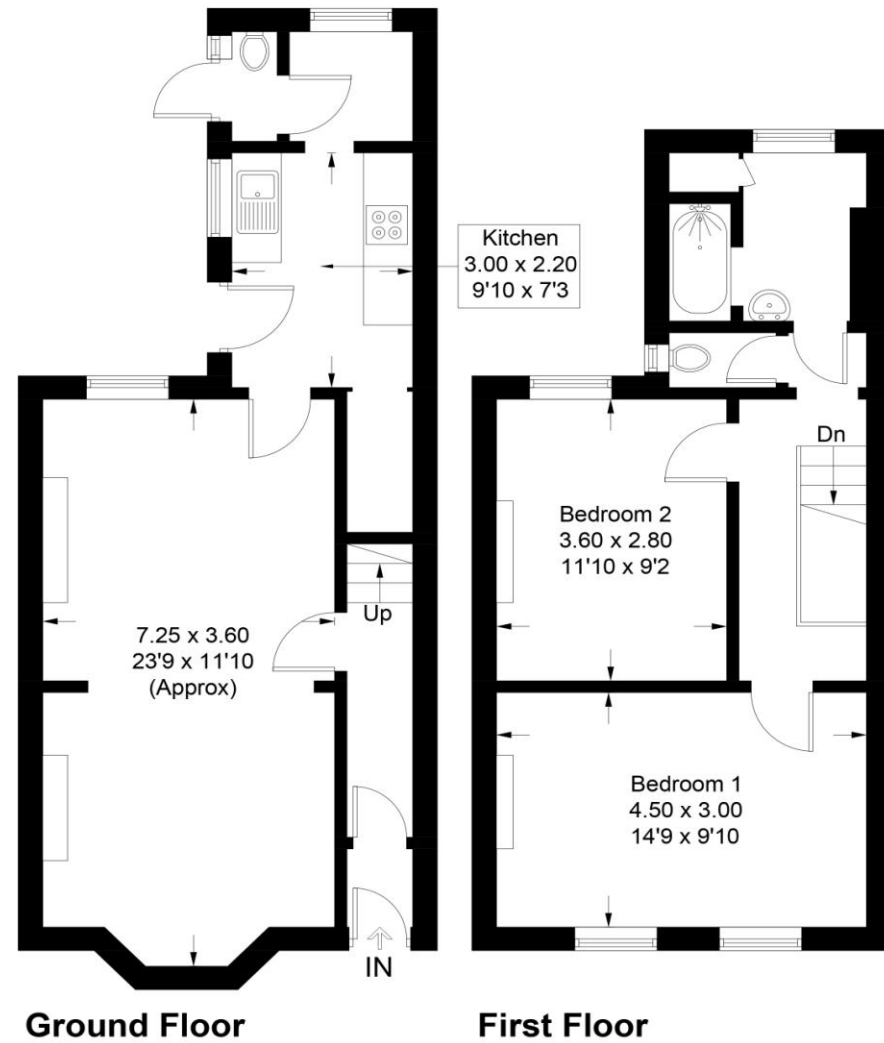


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1112919)



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.



West Hendford, Yeovil

Asking Price Of £210,000



67 West Hendford
Yeovil
BA20 1XG

Key features:

- Period Property
- Garden to Rear
- Prime Location
- Modernisation Required
- Electric Heating
- Spacious Accommodation
- Kitchen and Utility Room
- Downstairs Cloakroom



Why you'll like it

Huge potential! This 2-bedroom Victorian terrace house with a plethora of original period features is in a prime location within easy walking distance of Yeovil town centre, hospital and other town amenities. With garden to the rear and permit parking, the house is in need of cosmetic modernisation throughout giving a buyer the chance to make the house their own and add capital value.

ENTRANCE HALL Wooden front door with a second inner door leading into the ground floor hallway with stairs rising ahead to the first floor and door to the dining room to the left. Brown carpet and neutral decor. Electric panel heater.

SITTING/DINING ROOM 23' 9" x 11' 9" (7.25m x 3.6m) The originally separate dining and sitting rooms have been opened into one large reception room with double glazed bay window to the front and window to the rear. The front reception area has patterned carpet and cream walls with an orange feature chimney breast. The rear has green carpet, matching decor and stripes to the opposite wall. Both areas have original fireplaces. Fitted cupboard to the left of the rear fireplace. Electric panel heater fitted.

KITCHEN 9' 10" x 7' 2" (3m x 2.2m) The galley-style kitchen extends to the rear of the house with utility and WC beyond that. There are a range of wood-effect laminate units fitted with black work top. Double glazed window and wooden door opening to the side. Neutral decor and wooden laminate flooring. Electric panel heater. Under stairs cupboard / storage area.

UTILITY ROOM / WC 4' 7" x 7' 4" (1.4m x 2.25m) Single storey room to the rear useful as a utility area or boot room. Sliding door opening to the WC. White walls and wood-effect laminate flooring. Double glazed window to the rear and single glazed window in the WC to the side.

STAIRS AND LANDING Brown carpeted stairs rise to the first floor landing. Neutral decor.

BEDROOM ONE 14' 9" x 9' 10" (4.5m x 3m) Large double bedroom with two double glazed windows to the rear. Lilac coloured walls and red carpet. Original fireplace. Electric heater.

BEDROOM TWO 11' 9" x 9' 2" (3.6m x 2.8m) Double bedroom with double glazed window to the rear. Brown carpet and neutral walls. Fireplace.

BATHROOM Large bathroom with white suite of pedestal basin, toilet and bath with shower above. White tiling and grey walls with wood-effect vinyl flooring. Electric heater. Double glazed window to the rear. Cupboard housing the electric immersion hot water tank.

GARDEN The rear garden is mostly laid to lawn with pathway leading to the rear passageway with gate and rear access. Borders with mature shrubs and garden shed. Patio area adjacent to the house.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

