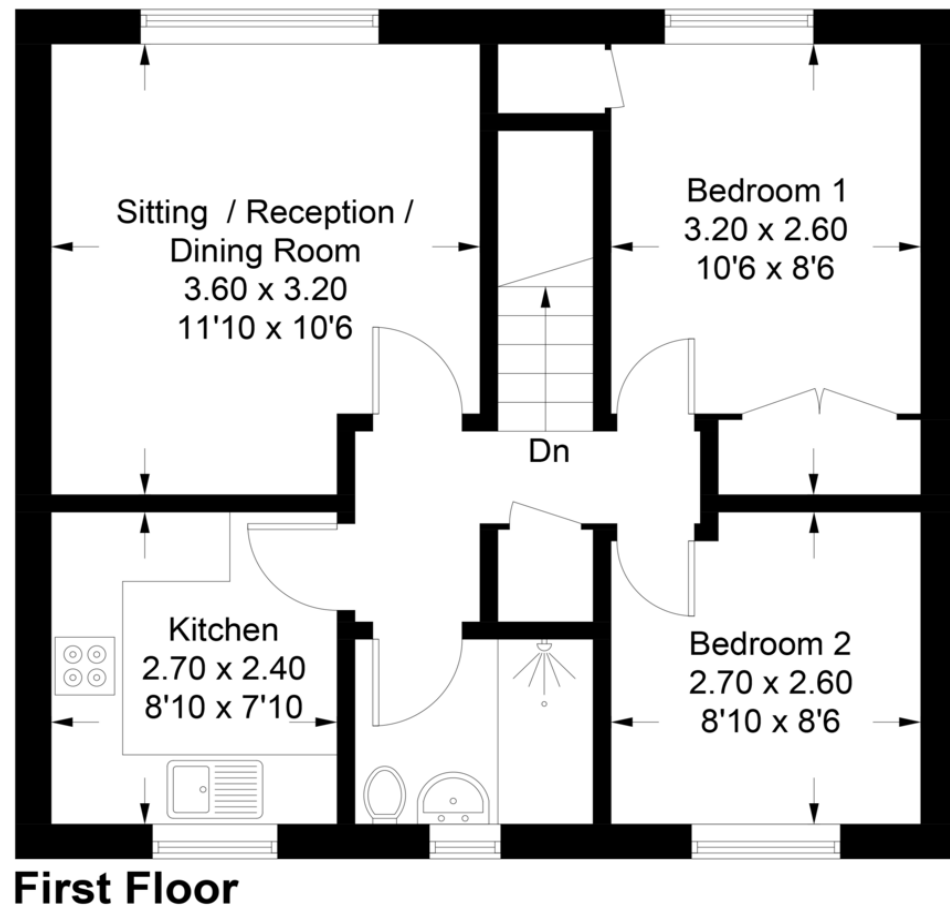


## Property Location

Located in a tucked away cul-de-sac at the heart of Yeovil's central residential area, the town centre, Yeovil District Hospital, local schools and shops are in easy walking distance.

22 Portreeve Drive, Yeovil, Somerset, BA21 4RT

Approximate Gross Internal Area = 49.3 sq m / 531 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122812)



**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.



## Portreeve Drive, Yeovil

Asking Price Of £140,000



22 Portreeve Drive  
Somerset  
BA21 4RT

Key features:

- Walking Distance to Town Centre
- Gas Central Heating
- Allocated Parking and Garage
- Garden
- Two Double Bedrooms
- Cul-De-Sac Location
- Ideal First Home or Rental Investment



Why you'll like it

This is a spacious first floor flat located in a desirable cul-de-sac location within easy walking distance of both the town centre and Yeovil District Hospital. The property comprises of a modern kitchen, spacious reception room, bathroom and two double bedrooms. Outside there is a rear garden area, a single garage and allocated off road parking.

**ENTRANCE HALL** Double glazed front door opening into a ground floor hallway with stairs rising to the first floor landing. Double glazed window to the side. Neutral walls and carpet.

**STAIRS AND LANDING** Carpeted stairs rise to the first floor landing. Neutral walls. Airing cupboard and loft hatch.

**SITTING/DINING ROOM** 11' 9" x 10' 5" (3.6m x 3.2m) Spacious reception room with large double glazed window to the front. Neutral walls and dark grey carpet. Radiator.

**KITCHEN** 8' 10" x 7' 10" (2.7m x 2.4m) Modern kitchen with double glazed window to the rear. Wooden front units with a black laminate work-top. Wood-effect vinyl flooring, neutral walls and cream multi-coloured tiling. Appliance spaces for washing machine and oven. Integrated extractor fan. Worcester gas combi boiler and radiator.

**BEDROOM ONE** 10' 5" x 8' 6" (3.2m x 2.6m) Double bedroom with double glazed window to the front. Neutral carpet and decor. Radiator and fitted wardrobe/cupboard.

**BEDROOM TWO** 8' 10" x 8' 6" (2.7m x 2.6m) Double bedroom with double glazed window to the rear. Neutral carpet and decor. Radiator.

**BATHROOM** Modern bathroom with white suite of bath with shower above and fixed screen, toilet and bowl basin in fitted shelving unit. Neutral decor and cream/grey filing. Double glazed window to the rear. Grey tiled flooring. Chrome heated towel rail.

**GARDEN** The garden is located to the rear of the property accessed via a pathway to the side. Currently laid mostly to lawn with a shed at the rear.

**GARAGE** Single garage in block opposite the flat.



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             | 73   C  | 75   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

