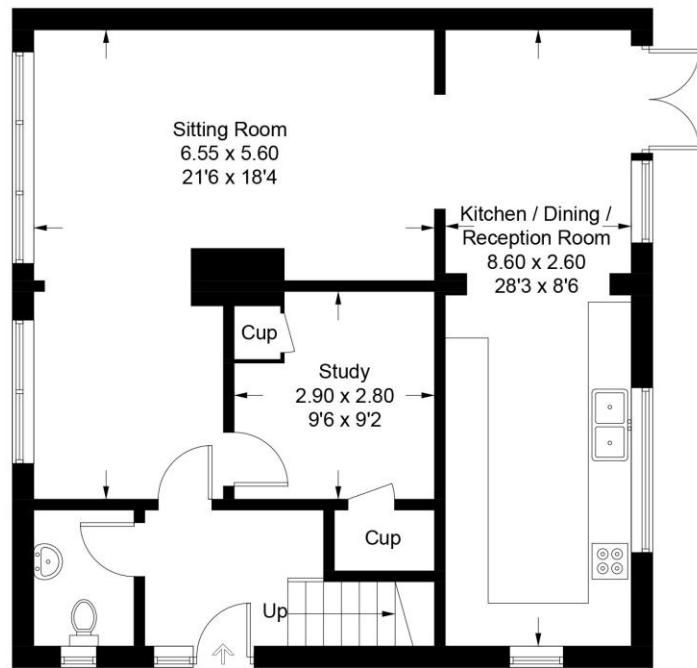


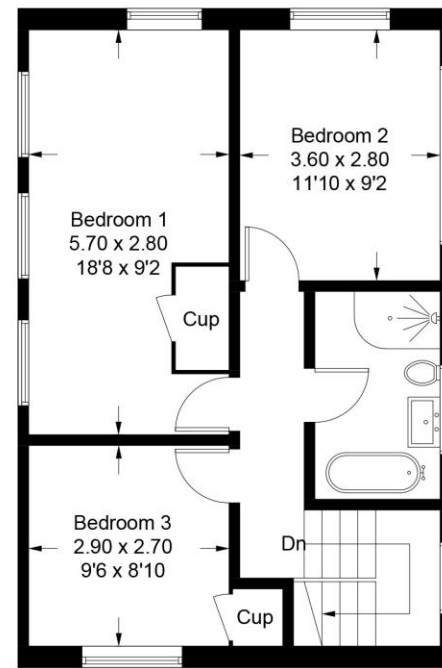


Property Location

In an elevated position with Ninespring Country Park directly opposite, this house has all the benefits of countryside on the doorstep in addition to the amenities of Yeovil including the hospital, cinema, theatres and shopping centres.



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1144346)



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.

Brunswick Street, Yeovil

Asking Price Of £260,000



MARTIN&CO

24A Brunswick Street
Yeovil
BA20 1QY

Key features:

- Detached, Elevated Home
- Stunning Views
- Garage
- Gardens to Rear
- Three Double Bedrooms
- Open Plan Living Space
- Separate Study
- Gas Central Heating



Why you'll like it

Fantastic and unique 3-bedroom detached family home with stunning views over Ninesprings Country Park and just a stone's throw from the beautiful dog-walkers' paradise.
For the home-owner looking for something special, with open-plan living space, light and spacious accommodation and all the amenities of a bustling market town on your doorstep, this is the house for you!
Early viewing recommended.

ENTRANCE HALL The double glazed front door opens into the ground floor entrance hall with stairs rising to the first floor to the right and doors leading to the sitting room and cloakroom.
Cream tiled flooring and neutral walls.
Radiator and useful alcove for coats, shoes etc.

LIVING ROOM 21' 5" x 18' 4" (6.55m x 5.6m) A truly fantastic space with large double glazed windows (with secondary glazing also installed) to the front of the house, looking out over the Country Park. L-shaped with the current owners having a study area set up to the front and spacious dining and seating areas to the side.
Wooden-laminate flooring and neutral decor with an attractive fleur-de-lis pattern wallpaper to the chimney breast.
Further window to the side and two radiators.

STUDY 9' 6" x 9' 2" (2.9m x 2.8m) A useful additional ground floor room, currently used as a 4th bedroom by the current owners, but also ideal as a study or playroom for example.

Vinyl flooring and neutral walls.
High-level window into the kitchen.
Two good-sized fitted cupboards and radiator.

KITCHEN/DINER 28' 2" x 8' 6" (8.6m x 2.6m) Spacious kitchen-diner with double glazed French doors opening to the rear garden and 2 further windows.
Fitted kitchen with wood-effect cabinets and black laminate work-surface.
Integrated electric oven and hob, plus the Potterton gas boiler wall-mounted.
Appliance spaces for washing machine, dishwasher and fridge-freezer.
Neutral decor with white-painted bricks and tiling.
Wooden laminate flooring and one radiator.

CLOAKROOM Ground floor WC off the hallway with double glazed window to the side.
Attractive decor with blue/green walls and cream tiled flooring.
White WC and handwash basin.
Radiator.

STAIRS AND LANDING Carpeted stairs rise to the first floor landing.
Neutral walls and vinyl flooring to the landing.
Double glazed window to the rear above the stairwell.

BEDROOM ONE 18' 8" x 9' 2" (5.7m x 2.8m) Large double bedroom with dual aspect double-glazed windows to the front and side. The front windows giving fabulous views.
Neutral carpet and decor.
Fitted wardrobe and radiator.

BEDROOM TWO 11' 9" x 9' 2" (3.6m x 2.8m) Double bedroom with double-glazed windows to the side and rear.
Neutral decor and carpet. Radiator.

BEDROOM THREE 9' 6" x 8' 10" (2.9m x 2.7m) Double bedroom with double-glazed window to the side.
Neutral carpet and decorative wallpaper.
Fitted wardrobe and radiator.

BATHROOM Attractive family bathroom with roll-top bath and separate shower cubicle with electric shower.
Double-glazed window to the rear.
Cream vinyl flooring and tiled walls.
White WC and sink with cupboard beneath. Radiator.

GARAGE Single garage at road level.

GARDEN The house is accessed on foot via a ramp from road level.
The rear garden rises at increments to the rear with hard landscaping providing tiered levels up to a top-level which is flat and offers a great area to relax, being in the sunshine all day long.
The tiers have a range of planting and low-maintenance 'astro-turf', plus a pretty fishpond, whilst the top of the garden curves around to the side, being deceptively sized.
The garden can be accessed via either side of the house and adjacent to the rear is a patio area where the kitchen french doors open.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	82 B

