



Property Location

Wyndham Park is located on the eastern side of Yeovil with schools, local shops and Yeovil Country Park for dog walking on the door step!
Yeovil town centre with its many amenities is a short 10 minute drive away.

26 Collingwood Road, Yeovil, Somerset, BA21 5EH

Approximate Gross Internal Area = 66.0 sq m / 710 sq ft

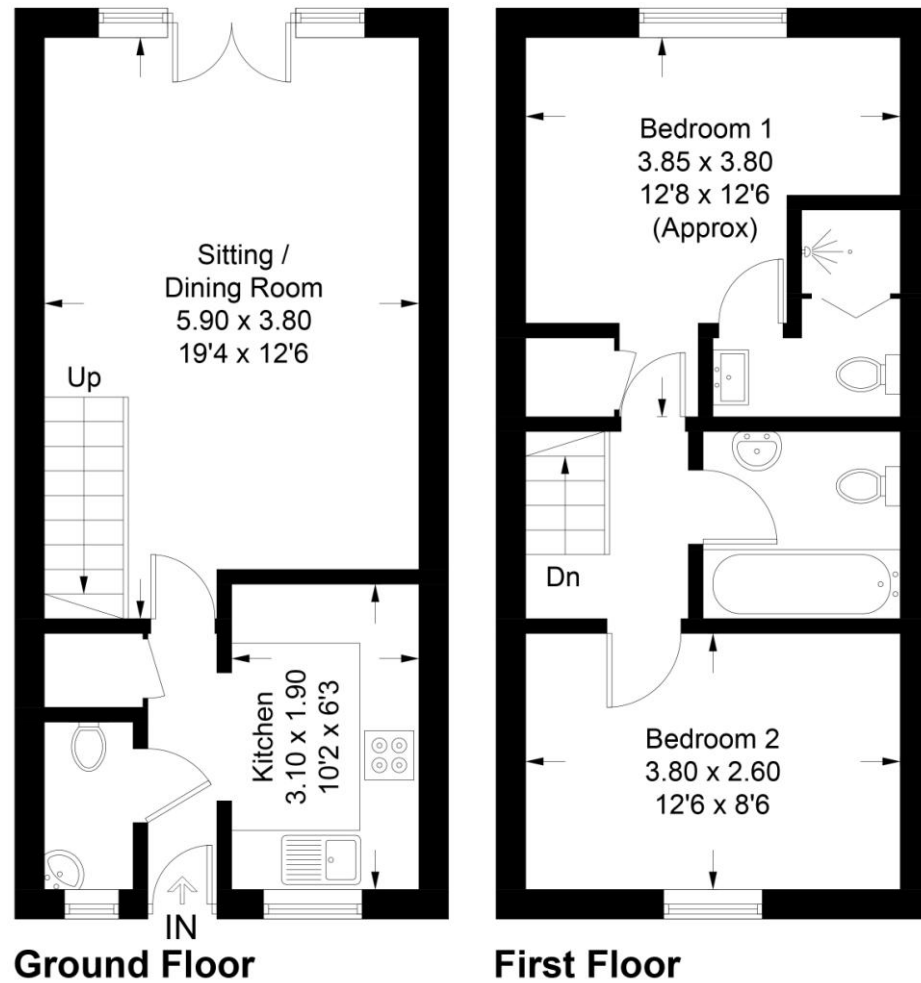


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1154289)



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.



Collingwood Road, Yeovil

Asking Price Of £205,000



26 Collingwood Road
Yeovil
BA21 5EH

Key features:

- Gas Central Heating
- Master Bedroom with en-suite
- Off Road Parking
- Large Sitting/Dining Room
- 2 Double Bedrooms
- Modern Decoration
- Garden to Rear
- Close to Schools



Why you'll like it

Attractive, modern and spacious two-double bedroom, two-bathroom family home on the popular Wyndham Park estate in Yeovil. With two off-road parking spaces and low-maintenance garden to the rear, this is an ideal starter home or buy to let investment. Early viewing recommended!

ENTRANCE HALL Double glazed front door opening into the entrance hall, with doors leading to the kitchen, sitting/dining room and cloakroom. Dark grey tiled flooring and neutral walls. Storage cupboard.

KITCHEN 10' 2" x 6' 2" (3.1m x 1.9m) Modern fitted kitchen with double glazed window to the front. Grey tiled flooring and sunny yellow painted walls. A range of white fitted units with grey laminated work-top. Fitted electric oven and gas hob with extractor above. Appliance spaces for washing machine, dishwasher and fridge freezer. The Potterton gas boiler is installed within one wall cabinet.

SITTING/DINING ROOM 19' 4" x 12' 5" (5.9m x 3.8m) Spacious living room with plenty of space for both seating and dining areas. White painted woodwork with stairs rising to the first floor and storage shelves fitted beneath.

Double glazed French doors with side panels opening to the rear garden. Tree patterned wallpaper and grey carpet. Two radiators.

CLOAKROOM Ground floor WC with double glazed window to the front. White toilet and pedestal basin. Yellow painted walls and tile-effect vinyl flooring. Radiator.

STAIRS AND LANDING Grey carpeted stairs rise to the first floor landing. Neutral walls. Loft hatch.

BEDROOM ONE 12' 7" x 12' 5" (3.85m x 3.8m) Double bedroom with en suite shower room. Double glazed window to the rear. Wooden laminate flooring and grey decor. Fitted cupboard and radiator.

ENSUITE Shower room with fitted white toilet and pedestal basin. Shower cubicle with folding door. Wood-effect vinyl flooring and white wall tiles with grey decor. Extractor fan and radiator.

BEDROOM TWO 12' 5" x 8' 6" (3.8m x 2.6m) Double bedroom with front aspect double glazed window. Wooden laminate flooring and grey painted walls. Radiator.

BATHROOM Family bathroom with white suite of toilet, pedestal basin and bath. Wood-effect vinyl flooring and dark blue mosaic tiled walls. Extractor fan and radiator.

GARDEN The rear garden is arranged over two levels with decked areas both adjacent to the house and at the lower level. Low maintenance and ideal for summer al fresco dining! Gate at rear giving access.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

