

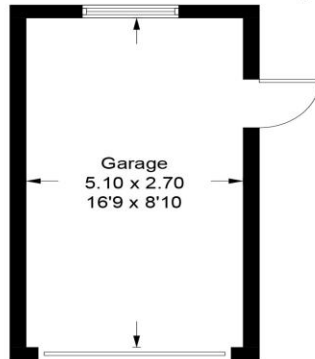


Property Location

Located in the ever popular Samsons Woods area of Yeovil, in the catchment area for Holy Trinity Primary School and within easy walking distance of all local amenities, this detached bungalow is ideally situated

4 Alder Grove, Yeovil, BA20 2PA

Approximate Gross Internal Area = 55.1 sq m / 593 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 68.9 sq m / 741 sq ft



(Not Shown In Actual Location / Orientation)

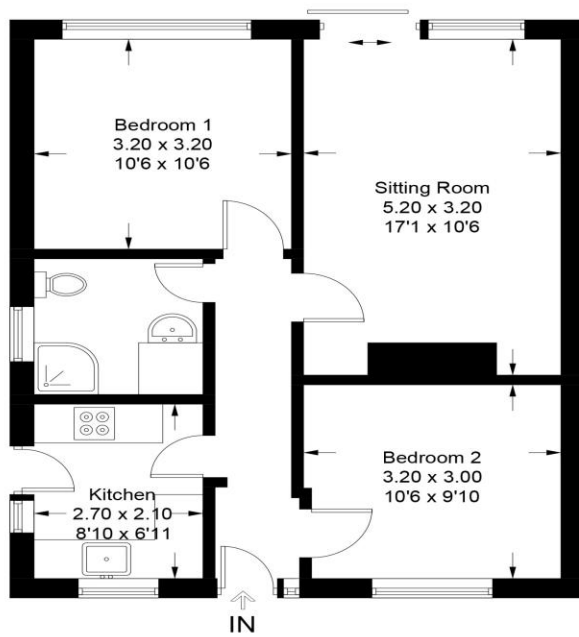


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1159129)



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.



Alder Grove, Yeovil

Offers In The Region Of £240,000



4 Alder Grove
Yeovil
BA20 2PA

Key features:

- Detached Bungalow
- Garage and Driveway
- Gardens to Front and Rear
- Gas Central Heating
- Desirable Location
- Close to Shops and Schools
- Two Double Bedrooms



Why you'll like it

Fantastic opportunity for someone to purchase this two-double bedroom detached bungalow with driveway and garage, in a highly desirable area of Yeovil and put their own stamp on it. With gentle refurbishment required throughout, this property already benefits from a fitted kitchen, attractive bathroom, gas central heating and double glazing throughout. Gardens to front and rear.

ENTRANCE HALL Double glazed front door opening into the main hallway with doors opening to all rooms. Neutral carpet and walls. Radiator. Cupboard housing the security alarm panel. Loft hatch.

SITTING ROOM 17' 0" x 10' 5" (5.2m x 3.2m) Spacious reception room with plenty of room for both seating and dining areas. Sliding double glazed patio door opening to the rear. Neutral carpet and walls. Sealed fireplace and radiator.

KITCHEN 8' 10" x 6' 10" (2.7m x 2.1m) Attractive kitchen with double glazed windows to the front and side plus door opening to the driveway at the side.

A range of wooden-laminate units with a laminate work-surface. Integrated electric oven and gas hob, plus appliance spaces for washing machine and fridge freezer. Cream wall tiles and vinyl flooring. Worcester gas boiler.

BEDROOM ONE 10' 5" x 10' 5" (3.2m x 3.2m) Double bedroom with double glazed window to the rear. Neutral walls and carpet. Radiator.

BEDROOM TWO 10' 5" x 9' 10" (3.2m x 3m) Double bedroom with double glazed window to the front. Neutral walls and carpet. Radiator.

BATHROOM Good sized bathroom with double glazed window to the side. Large corner bath with mixer shower above. White toilet and pedestal basin. Cream wall tiles and vinyl flooring. Radiator.

GARAGE Single detached garage with driveway parking for at least 2 cars in front. Concrete floor and front 'up and over' door. Rear door opening to the garden and single glazed window. Electrical socket and light.

GARDENS To the front of the bungalow is an attractive tiered, landscaped garden with gravel areas and mature planting. To the rear is a large garden, mostly laid to lawn with a decked area adjacent to the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

