



Property Location

Located on the western side of Yeovil, within walking distance of the new Kingfisher Primary School. The town centre with its many amenities is just a 10 minute drive whilst the open South Somerset countryside is just a stone's throw away.

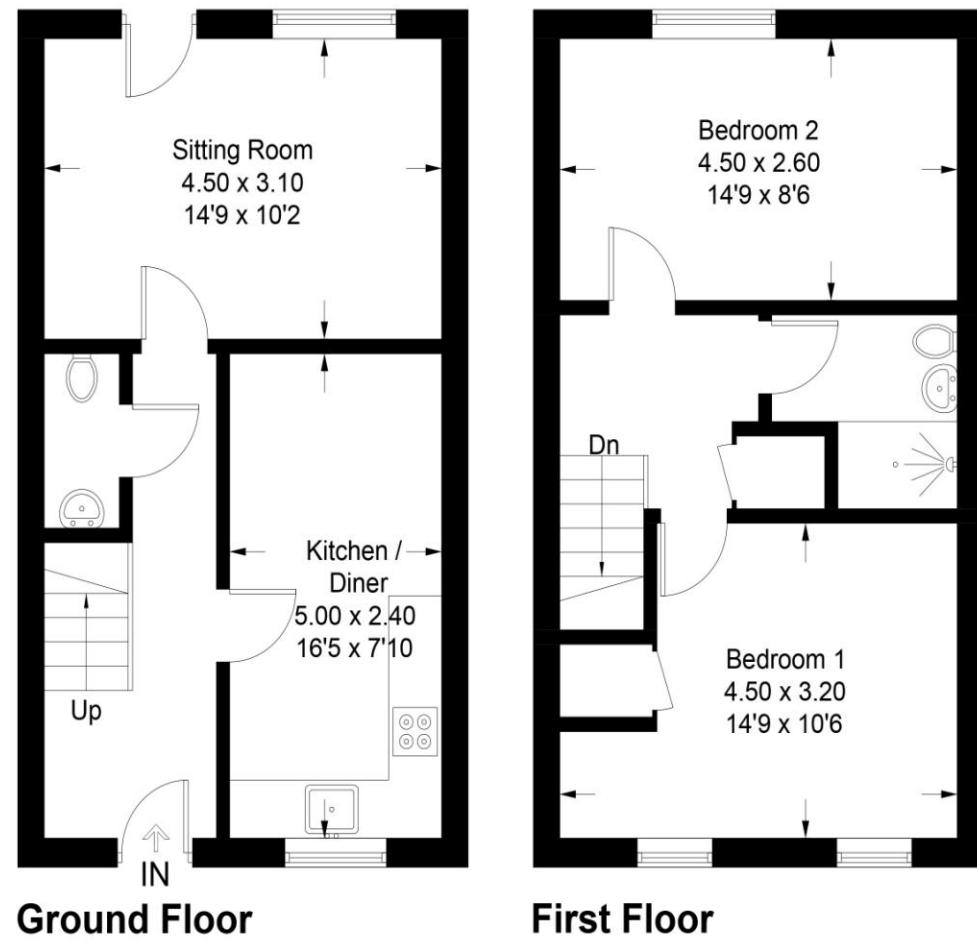


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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including 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.



Falcon Road, Yeovil

Asking Price Of £230,000



8 Falcon Road
Yeovil
BA22 8BR

Key features:

- Popular Area
- Modern Build
- Rear Garden
- Close to Schools
- Gas Central Heating
- EPC Rated B
- Two Double Bedrooms
- Cloakroom
- Allocated Parking
- Garage



Why you'll like it

Fantastic 2-bedroom modern home, less than 10 years since new build, located in the popular western side of Yeovil. With modern fixtures and fittings throughout, this house benefits from spacious kitchen-diner, sitting room, two double-bedrooms, downstairs WC, garden and off-road allocated parking. Close to local schools and shops.

ENTRANCE HALL White double glazed front door opening into the ground floor entrance hall. Stairs rising to the first floor ahead and doors leading to the kitchen, cloakroom and sitting/dining room. Attractive wood-effect vinyl flooring and pale grey walls. Radiator.

KITCHEN/DINER 16' 4" x 7' 10" (5m x 2.4m) Good sized kitchen with dining area to the rear. Double glazed window to the front. Modern fitted kitchen with a range of off-white slab-front units and wood-laminate work surface. Integral electric oven, gas hob and extractor fan. Appliance spaces for fridge freezer, washing machine and dishwasher. Radiator.

SITTING ROOM 14' 9" x 10' 2" (4.5m x 3.1m) Reception room with double glazed window and door opening to the rear garden. Grey carpet and neutral walls. Radiator.

CLOAKROOM Downstairs WC with white toilet and pedestal basin. Wood-effect vinyl flooring and neutral walls. Mosaic tile splashback. Radiator.

STAIRS AND LANDING Grey carpeted stairs rise to the first floor landing. Neutral walls. Radiator, loft hatch and airing cupboard.

BEDROOM ONE 14' 9" x 10' 5" (4.5m x 3.2m) Good sized double bedroom with two double glazed windows to the front. Neutral walls and grey carpet. Fitted cupboard and radiator.

BEDROOM TWO 14' 9" x 8' 6" (4.5m x 2.6m) Second double bedroom with double glazed window to the rear. Blue painted walls and grey carpet. Radiator.

BATHROOM Family bathroom with white suite of toilet, bath with shower above and basin set in fitted cupboards. Brown mosaic tiled splashback and neutral walls with vinyl flooring. Extractor fan and radiator.

GARDEN Fully enclosed garden to the rear with gate leading to the parking area. Mostly laid to lawn with a slab patio adjacent to the house.

PARKING To the rear of the house is the parking area, where there is one allocated space plus single garage (leasehold).



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

