



Property Location

This detached house is located in a cul-de-sac in the desirable Brympton/Houndstone area of western Yeovil. The bustling town centre with its many amenities including shops, restaurants and cinema is a 10-minute drive away whilst there are local schools and shops within walking distance.

52 Heather Way, Yeovil, Somerset, BA22 8DZ

Approximate Gross Internal Area = 134.5 sq m / 1447 sq ft
Garage = 15.4 sq m / 165 sq ft
Total = 149.9 sq m / 1612 sq ft

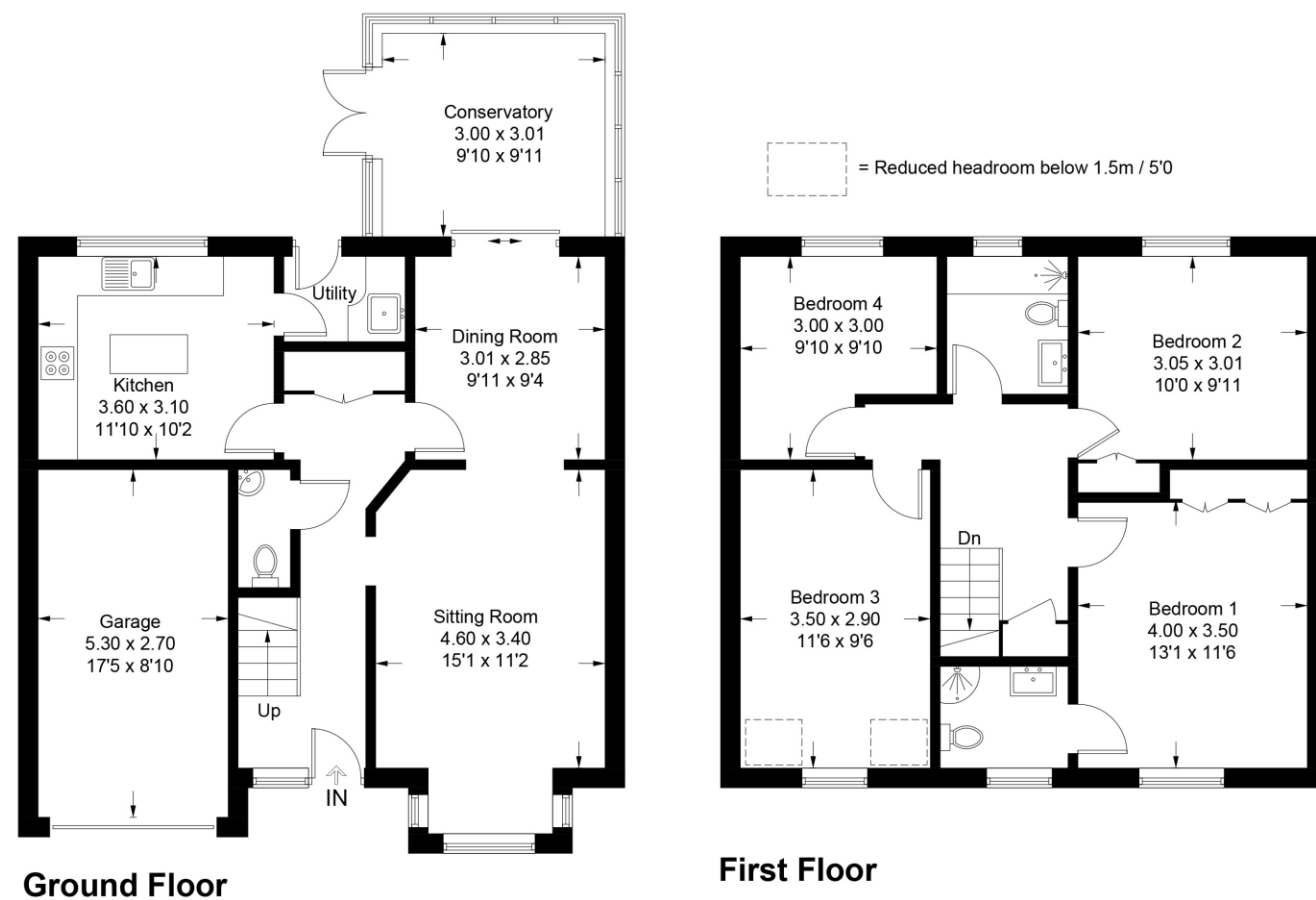


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1202950)



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.



Heather Way, Yeovil

Offers In Excess Of £425,000

Martin & Co Yeovil

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52 Heather Way
Yeovil
BA22 8DZ

Key features:

- Detached House
- Garage and Driveway
- Gardens to Front and Rear
- Cul De Sac Location
- Conservatory
- Desirable Location
- Gas Central Heating
- Immaculately Presented



Why you'll like it

Immaculately presented 4-double bedroom detached house in a highly desirable cul-de-sac location in the Brympton, western area of Yeovil. With driveway, garage, conservatory to the rear, master en suite and tastefully decorated throughout, Martin & Co are delighted to bring this house to the market and we recommend early viewing!

ENTRANCE HALL The main ground floor hallway is bright, spacious and welcoming. Double glazed front door opening into the hallway, with further doors leading to the sitting room, WC, kitchen and dining room. Stairs rise to the first floor on the left. Light grey / neutral decor and wood-effect laminate flooring. Radiator.

SITTING ROOM 15' 1" x 11' 1" (4.6m x 3.4m) Attractive front reception room with double glazed bay window to the front. Archway opening into the dining room at the rear. Neutral grey decor and light grey carpet. Radiator.

DINING ROOM 10' 2" x 9' 4" (3.1m x 2.85m) Second reception room with double glazed sliding doors opening into the conservatory at the rear. Pale grey walls and attractive wood-effect flooring. Radiator.

CONSERVATORY 9' 10" x 10' 2" (3m x 3.1m) Modern double glazed conservatory providing useful additional accommodation. French doors opening to the rear garden. Wood-effect flooring.

KITCHEN 11' 9" x 10' 2" (3.6m x 3.1m) Modern kitchen with a range of white gloss units

and wood-effect work top with white ceramic sink. Central (mobile) island giving useful extra work-space and storage. Double glazed window to the rear. Dark grey feature decor with cream tile-effect vinyl flooring and cream wall tiles. Integrated electric oven, hob, extractor and dishwasher. Appliance space for fridge-freezer. Radiator.

UTILITY ROOM Useful utility space adjacent to the kitchen with work-top, sink and space for washing machine. Double glazed door opening to the rear garden. Neutral decor and tile-effect vinyl flooring. Radiator.

STAIRS AND LANDING Light grey carpeted stairs rise to the first floor landing with matching decor. Airing cupboard providing good storage space and housing the hot water tank. Loft hatch - with fitted ladder above and we understand that the attic space is fully boarded. Radiator.

BEDROOM ONE 13' 1" x 11' 5" (4m x 3.5m) Double bedroom with double glazed window to the front and en suite shower room. Light grey carpet and neutral decor with a dark grey feature wallpaper. Large fitted wardrobes. Radiator.

ENSUITE Shower room with double glazed window to the front. Modern attractive fittings with white toilet, basin in fitted wood-effect cupboard unit and corner shower cubicle. Pale grey wall tiles and wood-effect flooring. Chrome heated towel rail and extractor fan.

BEDROOM TWO 11' 5" x 10' 2" (3.5m x 3.1m) Double bedroom with double glazed window to the rear. Light grey carpet and decor with dark blue feature wall. Fitted wardrobe and radiator.

BEDROOM THREE 11' 5" x 9' 6" (3.5m x 2.9m) Double bedroom with double glazed dormer window to the front. Light grey carpet and neutral decor. Radiator.

BEDROOM FOUR 9' 10" x 9' 2" (3m x 2.8m) Small double / good sized single bedroom with double glazed dormer window to the rear. Light grey carpet and neutral decor. Radiator.

BATHROOM Family bathroom with double glazed window to the rear. Modern white suite of toilet and basin with fitted cupboard and bath with shower above. Dark blue/grey wall tiles and tile-effect vinyl flooring. Chrome heated towel rail and extractor fan.

DRIVEWAY AND GARAGE 8' 10" x 18' 0" (2.7m x 5.5m) To the front of the house is the driveway with parking for one car. The single garage has a white 'up-and-over' door with lights and power internally. The garage houses the British Gas central heating boiler.

GARDENS To the front of the house is a lawn with hedging to the boundaries giving a sense of privacy. A gate leads to the side where an EV charging point is fitted. At the rear the garden is fully enclosed and benefits from a patio area adjacent to the house and lawn. There is a large wooden shed and borders with pretty bedding plants.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

