

54 Eastland Road, Yeovil, BA21 4EX

Approximate Gross Internal Area = 77.0 sq m / 829 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1168360)



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.



Eastland Road, Yeovil

Asking Price Of £165,000

54 Eastland Road
Yeovil
BA21 4EX

Key features:

- Two Double Bedrooms
- Garden
- Gas Central Heating
- Spacious Accommodation
- Council Tax Band A
- Scope to Improve

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Spacious 2 double bedroom, mid-terrace period property with plenty of character.
With landscaped gardens to front and rear, this house requires some internal TLC but already benefits from gas central heating, double glazing, fitted kitchen and bathroom plus huge scope to add your own mark!
Convenient location within walking distance of Yeovil Town Centre and District Hospital.

ENTRANCE HALL Double glazed front door opening into a small porch area with second glazed door leading into the ground floor hallway.
Stairs rising to the first floor ahead and door leading to the reception rooms.
Wooden laminate flooring and pale green decor.
Radiator with cover.

SITTING/DINING ROOM 21' 3" x 11' 1" (6.5m x 3.4m) The original separate reception rooms have been made into one spacious open-plan area with two fireplaces/chimney breasts and alcoves (chimneys currently blocked off).
Double glazed windows to the front and rear.
Wooden laminate flooring and neutral decor with brick-effect feature wallpaper.
Two radiators.
Two fitted alcove cupboards.

KITCHEN 13' 7" x 7' 2" (4.15m x 2.2m) Good sized kitchen with double glazed door and window to the side.
White shaker-style fitted kitchen with wooden-laminate work top.
Cream ceramic tiled flooring and neutral decor.
Appliance spaces for fridge freezer, washing machine and oven.
Glow Worm gas boiler wall mounted.

STAIRS AND LANDING Green carpeted stairs rise to the first floor landing.
Pale green decor.
Radiator and loft hatch.
Airing cupboard.

BEDROOM ONE 14' 9" x 9' 10" (4.5m x 3m) Large double bedroom with double glazed window to the front.
Grey walls with feature wall paper wall and grey carpet.
Radiator.

BEDROOM TWO 10' 9" x 8' 6" (3.3m x 2.6m) Double bedroom with double glazed window to the rear.
Neutral decor and carpet.
Radiator.

BATHROOM 13' 9" x 7' 2" (4.2m x 2.2m) Large bathroom with white suite of WC, pedestal basin and bath.
Separate corner shower cubicle.
Double glazed window to the side.
Tile effect laminate flooring and neutral decor.
Radiator.

GARDEN To the front of the house is an attractive gravel garden with raised beds and mature bay trees.
The rear garden is landscaped over 3 levels with steps up, laid out borders and patio areas for seating and entertaining.
There are two sheds.

