



Property Location

This attractive property is located in the popular western side of Yeovil, with local shops, doctor's surgery, schools and pubs within easy walking distance.

Yeovil town centre with its many amenities is a 10 minute drive away.

15 The Toose, Yeovil, BA21 3SN

Approximate Gross Internal Area = 51.3 sq m / 552 sq ft

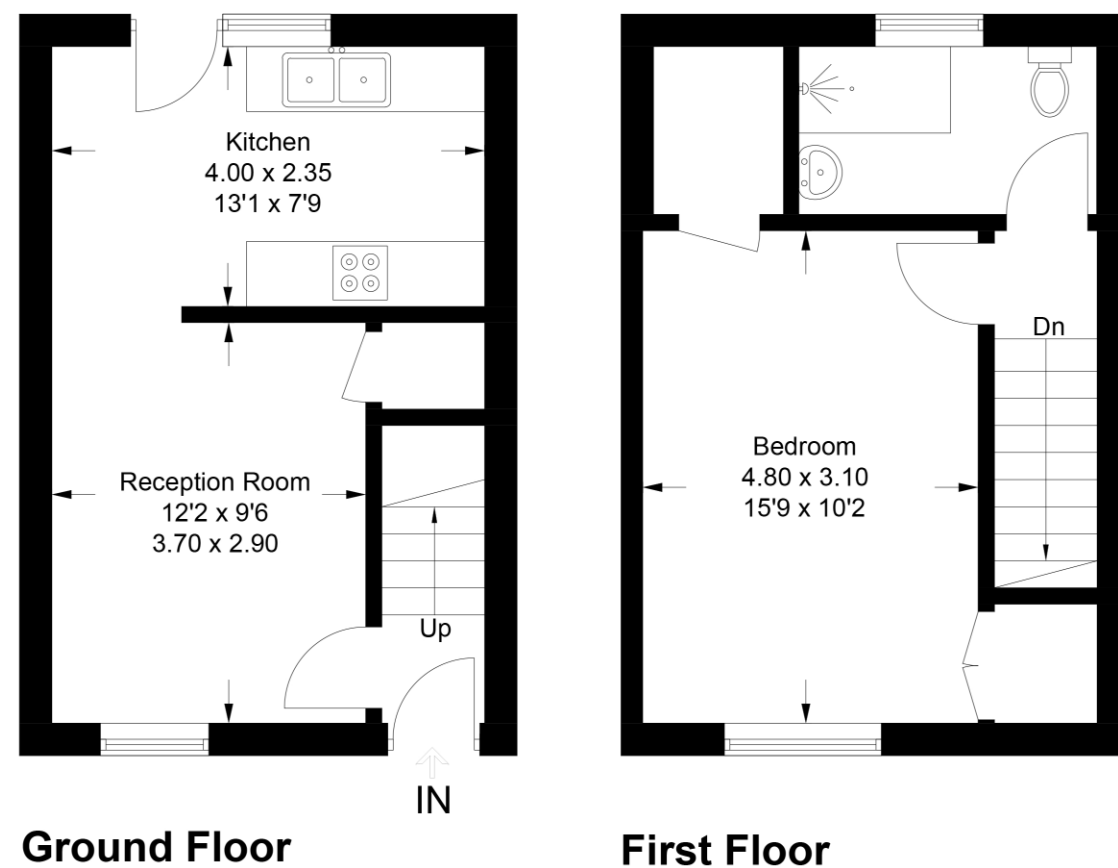


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176104)



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.



The Toose, Yeovil

Asking Price Of £185,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T:01935 420555 • E: yeovil@martinco.com

<http://www.martinco.com>



15 The Toose
Yeovil
BA21 3SN

Key features:

- Abbey Manor Park
- Off-Road Parking
- Gardens to Front and Rear
- Gas Central Heating
- Ideal Investment
- Potential Income of £900pcm
- Popular Location
- First Time Buyers

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Ideal investment or starter home in the ever-popular Abbey Manor Park area of Western Yeovil. With gardens to front and rear, off-road parking and gas central heating, this spacious mid-terraced one-bedroom house ticks all the boxes! Early viewing recommended!

ENTRANCE HALL Double glazed front door opening into small entrance hall, with stairs rising to the first floor ahead and sitting room to the left. Neutral decor and wooden-laminate flooring.

SITTING ROOM 12' 1" x 9' 6" (3.7m x 2.9m) Spacious reception room with large double glazed window to the front and open plan to the kitchen-diner to the rear. Neutral decor and wooden-laminate flooring. Useful under-stair cupboard space. Radiator and gas fireplace.

KITCHEN/DINER 13' 1" x 7' 8" (4m x 2.35m) Kitchen with a range of wood-effect units with black work-top. Attractive scatter tiling to the walls with neutral decor and tile-effect vinyl flooring. Fitted gas hob, extractor fan and single electric oven.

Appliance spaces for fridge-freezer and washing machine. Double glazed window and door opening to the rear. Wall-mounted Worcester gas central heating boiler, plus radiator.

STAIRS AND LANDING Carpeted stairs rise to the first floor. Doors opening to the bedroom and bathroom. Neutral decor. Loft hatch opening to good, insulated attic space.

BEDROOM 15' 8" x 10' 2" (4.8m x 3.1m) Large double bedroom with double glazed window to the front. Two large storage cupboards / fitted wardrobe. Neutral decor and carpet. Radiator.

BATHROOM Modern fitted bathroom with double glazed window to the rear. White suite of WC, pedestal basin and bath with electric shower above and fixed screen. Pale grey marble-effect wall tiles and dark grey laminate flooring. Chrome heated towel rail.

OUTSIDE To the front is a low-maintenance garden laid to gravel with several mature shrubs and a concrete pathway leading to the front door. The rear garden is fully enclosed and benefits from a patio area, decking and lawn through a pretty wooden arch. Wooden shed useful for garden storage. There is allocated parking with space for up to two cars to the side of the row of properties.

