



Property Location

Located at the end of a quiet cul-de-sac in a popular residential area of Yeovil, local schools and shops are in short walking distance. The busy town centre with its many amenities is a 5-minute drive away.

63 Greenwood Road, Yeovil, BA21 3LF

Approximate Gross Internal Area = 104.2 sq m / 1122 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 116.4 sq m / 1253 sq ft

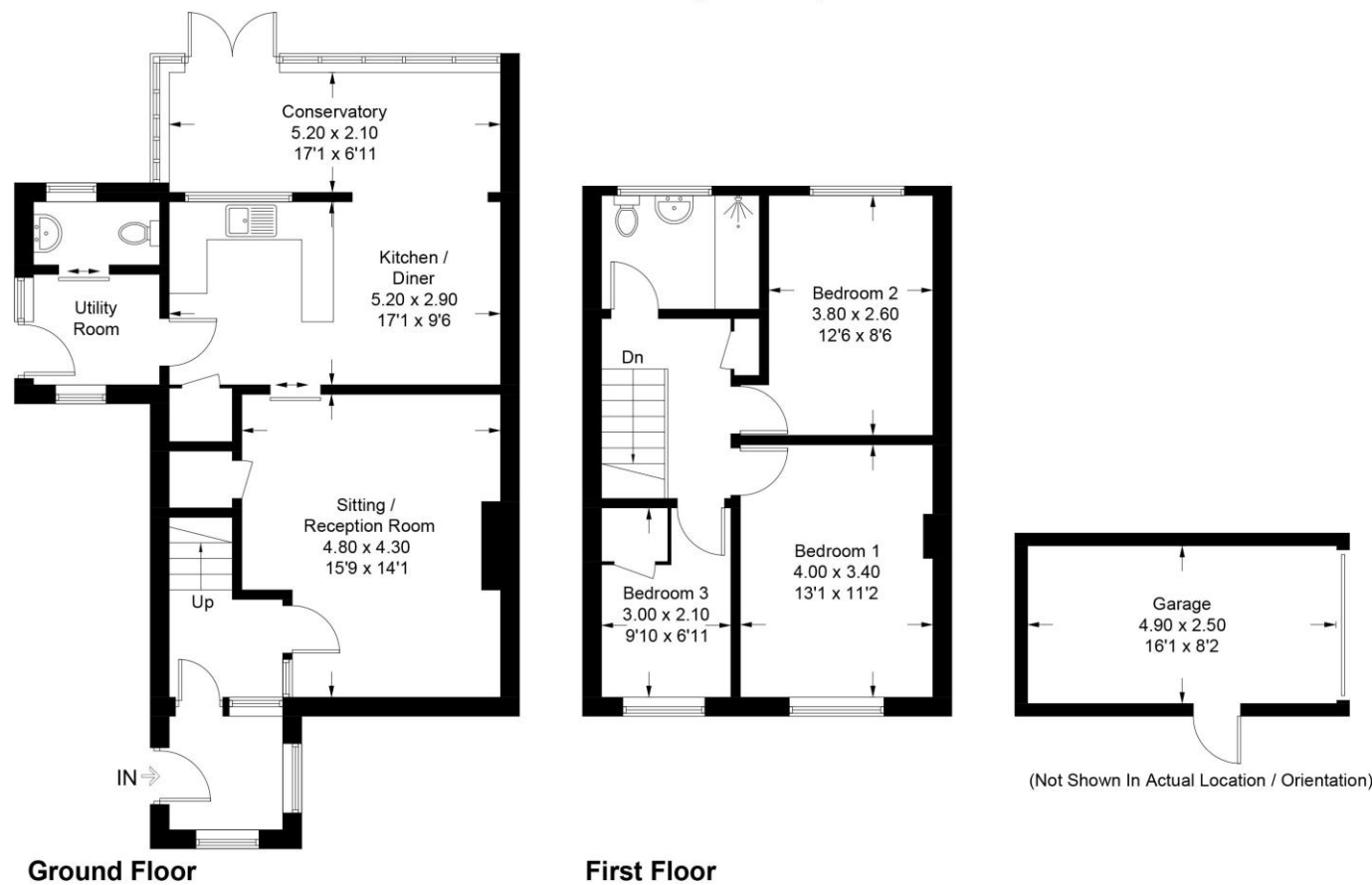


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180391)



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.

Greenwood Road, Yeovil

Asking Price Of £210,000

63 Greenwood Road
Yeovil
BA21 3LF

Key features:

- Amazing Opportunity
 - No Chain
 - Spacious Accommodation
 - Large Corner-Plot Garden
 - Garage
 - Downstairs Cloakroom
 - Conservatory to Rear
 - No Fixed Heating
- Currently Installed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



Why you'll like it

Amazing opportunity to purchase this CHAIN FREE very-spacious 3-bedroom family home with large garden and garage.
In need of modernisation throughout, this property has plenty of scope with the footprint in place with sitting room, large kitchen-diner, rear conservatory/extension, utility and cloakroom, plus 3 bedrooms and family bathroom upstairs.
The garden is in need of some TLC but has huge potential being a large corner plot and having access to the garage at the rear.

ENTRANCE PORCH Double glazed front door opening into the front porch, which offers a useful area for coat/shoe storage before entering the house.
Double glazed windows to the side and front. Patterned carpet and wallpaper.

HALL Hallway area with glazed door leading to the sitting room to the right and stairs rising to the first floor ahead. Green carpet and patterned wallpaper.

SITTING ROOM 15' 8" x 14' 1" (4.8m x 4.3m) Good sized front reception room with double glazed window to the front.
Red carpet and cream patterned wallpaper.
Under stairs cupboard.

KITCHEN/DINER 17' 0" x 9' 6" (5.2m x 2.9m) Spacious and light kitchen-diner with archway into the conservatory at the rear creating a fantastic open-plan living space.
Neutral carpet and wall-paper.
Larder cupboard. Door leading to utility room and cloakroom.

UTILITY ROOM With double glazed door and window opening to the side and second window to the front.
Sliding door to the WC.

CLOAKROOM With blue hand-wash basin and toilet. Double glazed window to the rear.

CONSERVATORY 17' 0" x 6' 10" (5.2m x 2.1m) Large additional living space provided by the conservatory to the rear.
Double glazed windows and French doors opening to the garden.

STAIRS AND LANDING Green carpeted stairs rising to the first floor landing.
Patterned wallpaper.
Double glazed window to the side.
Loft hatch and airing cupboard housing the hot water immersion tank.

BEDROOM ONE 13' 1" x 11' 1" (4m x 3.4m) Good sized double bedroom with double glazed window to the front.

BEDROOM TWO 12' 5" x 8' 6" (3.8m x 2.6m) Double bedroom with double glazed window to the rear.

BEDROOM THREE 9' 10" x 6' 10" (3m x 2.1m) Single bedroom with double glazed window to the front.
Fitted over-stairs cupboard.

BATHROOM Family bathroom with double glazed window to the rear.
Suite of cream toilet and pedestal basin with shower cubicle.

GARAGE 16' 0" x 8' 2" (4.9m x 2.5m) Single garage with 'up and over' door opening from a parking area accessed via the adjacent Wessex Road.
Wooden side door giving access from the end of the garden.

GARDEN The front garden is mostly laid to lawn with a shrub border and concrete pathway leading to the front door and gate leading to the side/rear garden.
In need of some TLC, the rear garden has areas of patio, lawn and planting.
There are 2 greenhouses, a shed and a summerhouse, in varying states of disrepair.

