

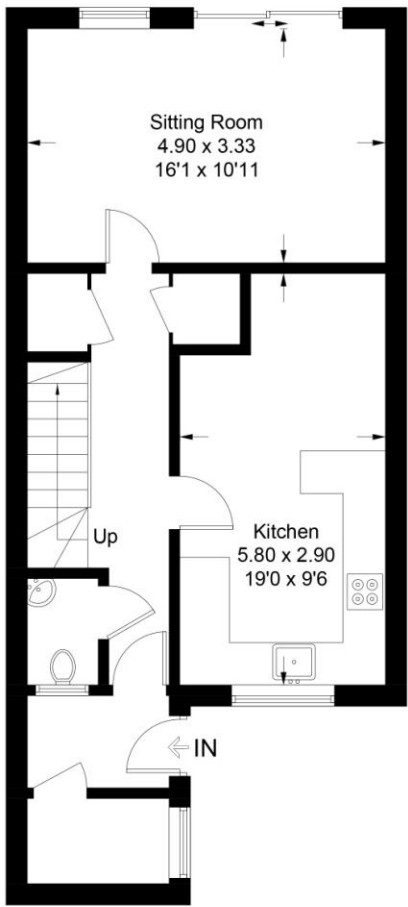


Property Location

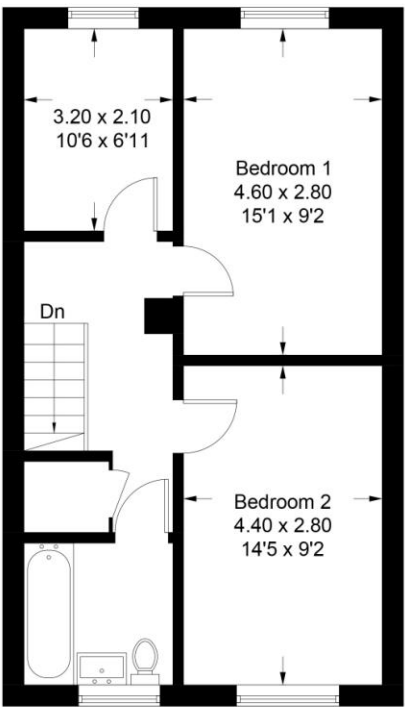
Melrose Road is within easy walking distance of local primary and secondary schools as well as shops. Yeovil town centre is also within easy reach with its many amenities including cinema, restaurants and hospital.

22 Melrose Road, Yeovil, Somerset, BA21 4QP

Approximate Gross Internal Area = 99.4 sq m / 1070 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210759)



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.



Melrose Road, Yeovil

Offers In Excess Of £190,000

22 Melrose Road
Yeovil
BA21 4QP

Key features:

- Gas Central Heating
- Gardens to Front and Rear
- Plenty of Storage
- Downstairs Cloakroom
- Three Bedrooms
- Walking Distance to Local Schools and Shops
- Close to Yeovil District Hospital
- Great Potential to Add Value

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Fantastic end of terrace family home in a cul de sac location within easy walking distance of all local amenities. With gardens to front and rear, gas central heating and plenty of storage space throughout, this property could benefit from some cosmetic modernisation but offers great potential to add value.

PORCH / STORE Double glazed front door opening into an entrance porch with useful storage space to the left and door into the ground floor hallway to the right. Vinyl flooring and painted brick walls. There is a double glazed window from the store to the front and a single glazed window from the porch into the cloakroom.

HALLWAY Ground floor hallway with stairs rising to the first floor and doors leading to the kitchen-diner, cloakroom and sitting room. Neutral carpet and decor. Radiator and two cupboards.

KITCHEN/DINER 19' 0" x 9' 6" (5.8m x 2.9m) With double glazed window to the front. Fitted kitchen with a range of wooden units and laminate work top. Blue carpet and yellow painted feature wall. Integrated gas hob and electric oven with extractor above. Appliance space for fridge freezer and washing machine. Radiator.

CLOAKROOM Downstairs WC with cream coloured toilet and handwash basin. Neutral carpet, white tiles and pale pink decor. Radiator.

SITTING ROOM 16' 0" x 10' 9" (4.9m x 3.3m) Good sized reception room with double glazed sliding doors opening to the rear garden. Floral wallpaper, neutral carpet and radiator.

STAIRS AND LANDING Carpeted stairs rise to the first floor landing. Loft hatch and airing cupboard housing the Worcester gas boiler.

BEDROOM ONE 15' 1" x 9' 2" (4.6m x 2.8m) Double bedroom with double glazed window to the rear. Neutral carpet and decor. Radiator.

BEDROOM TWO 14' 5" x 9' 2" (4.4m x 2.8m) Double bedroom with double glazed window to the front. Neutral carpet and decor. Radiator.

BEDROOM THREE 10' 5" x 6' 10" (3.2m x 2.1m) Single bedroom with double glazed window to the rear. Pink carpet and neutral decor. Radiator.

BATHROOM With double glazed window to the front. Vinyl flooring and pink decorative wall tiles. White toilet, basin and bath with shower above. Chrome heated towel rail.

OUTSIDE The house benefits from enclosed gardens to front and rear. The front garden has a small lawn area and mature borders. The rear similarly has lawn and attractive borders plus a patio area.

