



## Property Location

### 15 Hawks Rise, Yeovil, Somerset, BA22 8XS

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft

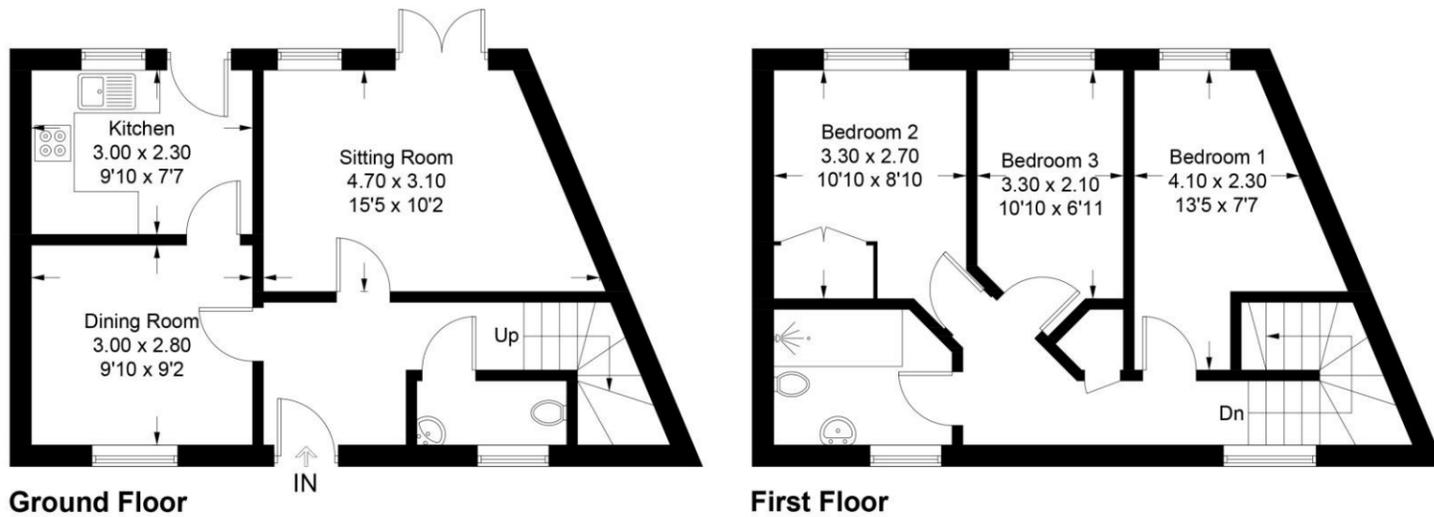


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207488)



**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.



## Hawks Rise, Yeovil

Asking Price Of £230,000



15 Hawks Rise  
Somerset  
BA22 8XS

Key features:

- Popular Residential Area
- Gas Central Heating
- Garage and Parking
- Garden
- Modern Presentation
- Western Side of Yeovil
- Cloakroom



Why you'll like it

A modern house located in the popular Hawks Rise development on the western side of Yeovil. The property features a modern kitchen, dining room with fireplace, sitting room with patio doors to the garden, downstairs cloakroom, 3 bedrooms and a family bathroom. Outside there is a garage, off road parking and a low maintenance garden.

**ENTRANCE HALL** Double glazed front door opening into a bright main hallway with doors leading to the ground floor rooms and stairs rising to the first floor. Wooden-laminate flooring and neutral decor. Radiator.

**SITTING ROOM** 15' 5" x 10' 2" (4.7m x 3.1m) Reception room with double glazed French doors and window opening to the rear garden. Wooden-laminate flooring and neutral decor. Radiator.

**DINING ROOM** 9' 10" x 9' 2" (3m x 2.8m) Second reception room with door leading to the kitchen. Double glazed window to the front. Wooden laminate flooring and neutral decor. Electric feature fireplace and radiator.

**KITCHEN** 9' 10" x 7' 6" (3m x 2.3m) Modern fitted kitchen with wood-effect units and black laminate work surface. Grey/white tile-effect vinyl flooring and white wall tiles with a floral decal. Double glazed door and window to the rear.

Fitted electric oven, 4-ring gas hob and Worcester gas boiler wall-mounted. Radiator and extractor fan.

**CLOAKROOM** Downstairs WC with double glazed window to the front. White toilet and corner handwash basin. Grey/white tiled flooring and pale blue decor.

**STAIRS AND LANDING** Light brown carpeted stairs rise to the first floor landing. Neutral decor and double glazed window to the rear ensuring the landing is bright.

**BEDROOM ONE** 13' 5" x 7' 6" (4.1m x 2.3m) Double bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator and loft hatch.

**BEDROOM TWO** 10' 9" x 8' 10" (3.3m x 2.7m) Double bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator and fitted wardrobe.

**BEDROOM THREE** 10' 9" x 6' 10" (3.3m x 2.1m) Small double / good sized single bedroom with double glazed window to the rear. Neutral decor and carpet. Radiator.

**BATHROOM** Family bathroom with white suite of bath with shower above, toilet and pedestal basin. White/grey tiled floor and pale blue decor with white wall tiles. Radiator and extractor fan. Double glazed window to the front.

**GARAGE** Single garage with 'up and over' door in block to the rear of the property with parking space in front.

**GARDEN** The rear garden is fully enclosed with gate to the rear giving easy access to the parking and garage. Patio and gravel areas making this a great low-maintenance garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

