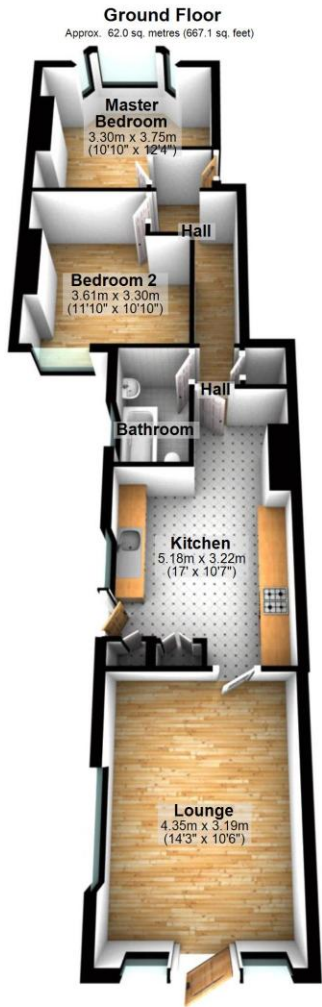




## Property Location

In a perfect location for easy access to the many amenities of Yeovil town centre, including shops, restaurants, cinema and theatre, in addition to the major employment centres of Yeovil District Hospital and Leonardo Helicopters.



Total area: approx. 62.0 sq. metres (667.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.



## Preston Road, Yeovil

Asking Price Of £140,000

**Martin & Co Yeovil**

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

<http://www.martinco.com>



**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.



115 Preston Road  
Somerset  
BA20 2DZ

### Key features:

- Large private garden
- Modern kitchen & bathroom
- Off-road parking to rear
- Gas Central Heating
- 2 double bedrooms
- Close to town centre
- Freehold Property
- Potential Income of £950pcm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		



### Why you'll like it

**Fantastic Garden Flat** with off-road parking and large garden within easy reach of Yeovil Town Centre and all local amenities. With attractive decor, fixtures and fittings throughout, this property also has gas central heating, double glazed windows and benefits from the freehold of the terraced property with a leasehold flat above.

**ENTRANCE HALL** Shared wooden front door giving access to a communal hallway, further private front door opening into number 115.

**HALLWAY** Radiator. Wooden flooring. Trail of spotlights. Built in airing cupboard with shelving in place. Wooden doors provide access to both bedrooms, bathroom and the kitchen.

**KITCHEN** 17' 0" x 10' 5" (5.2m x 3.2m) Modern and attractive red fitted kitchen with double glazed window and door opening to the side. Black work top including breakfast bar area with tiled splashbacks and black tiled flooring. Appliance space for washing machine, dishwasher and fridge freezer. Fitted double electric oven, hob and extractor above.

**SITTING ROOM** 14' 1" x 10' 5" (4.3m x 3.2m) Comfortable and light sitting room with double glazed door opening to the rear garden/decked area together with window to the side. Neutral decor and carpet. Radiator.

**BEDROOM ONE** 10' 9" x 12' 3" (3.3m x 3.75m) Double bedroom with double glazed bay window to the front. Neutral carpet and decor with one purple feature wall. Radiator.

**BEDROOM TWO** 11' 9" x 10' 9" (3.6m x 3.3m) Double bedroom with double glazed window to the rear. Neutral carpet and pale pink decor with picture rail. Radiator.

**BATHROOM** Modern bathroom with white suite of toilet, pedestal basin and bath with shower above. Double glazed window to the side. White tiled walls. Chrome heated towel rail.

**OUTSIDE** To the front of the property is a small garden, laid to gravel with hedge and brick wall boundaries. The rear garden is a good size and can be accessed through the property or via the access lane between the terraces and at the rear. There is an attractive decked area adjacent to the sitting room with the majority of the garden being laid to lawn with mature borders. At the rear there are two off-road parking spaces and a large metal shed.

