



Property Location

The house is in a residential area of central/north Yeovil.
Local schools and shops are a short walk away.
The town centre with its District Hospital, shopping precinct and cinema are 5 minutes' drive.

19 Stiby Road, Yeovil, BA21 3EE

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft

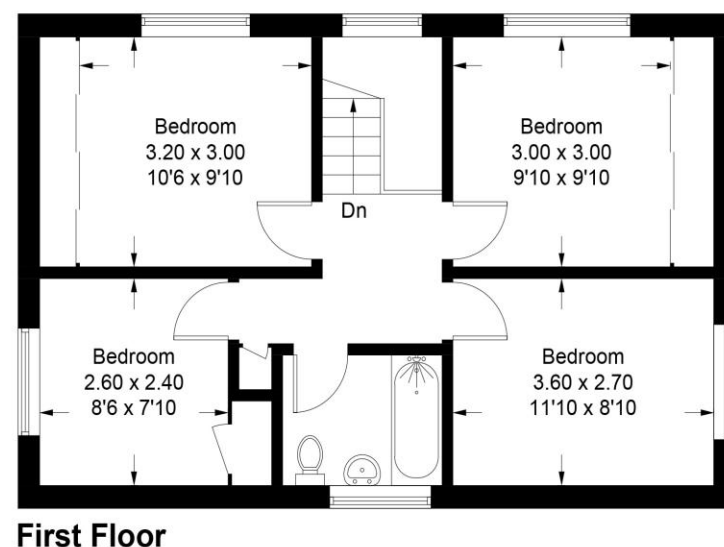
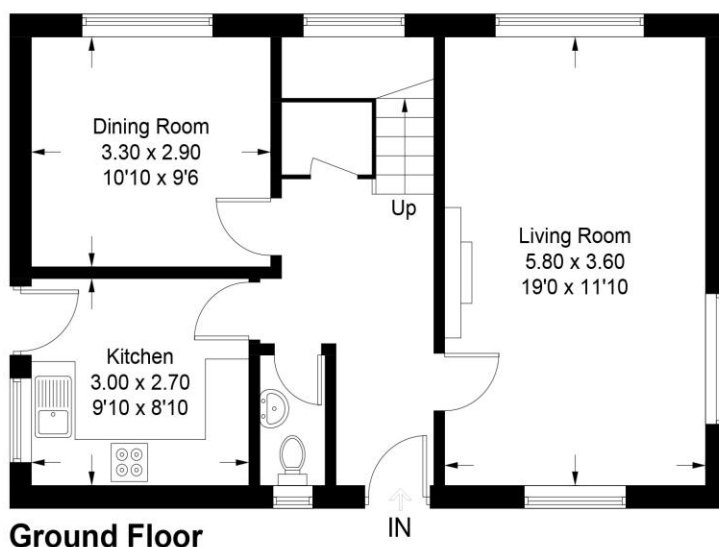


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233333)

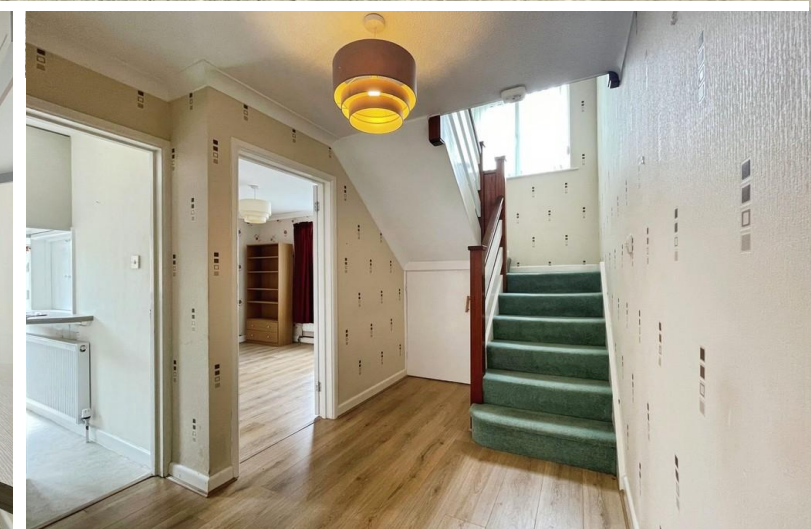


Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings 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.

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Stiby Road, Yeovil

Offers In Region Of £280,000



19 Stiby Road
Somerset
BA21 3EE

Key features:

- Spacious Property
- Off Road Parking
- Garage
- Town Location
- Private Garden
- Ground Floor WC
- Close To Local Schools
- Gas Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	72 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A spacious 4 bedroom detached property with ample off-road parking and garage. Garden space to front and rear of the property. A fantastic opportunity to own a wonderful family home in the centre of Yeovil. This house is a blank canvas and ready to be made into a lovely home.

ENTRANCE HALL: A bright entrance hall welcoming you in to this spacious 4-bedroom detached property. The hall grants access to the staircase, living room, dining room, kitchen and a cloakroom. Under the staircase is a storage cupboard. Wooden laminate flooring.

KITCHEN: A generously sized modern kitchen. Integrated fridge and freezer. Fitted oven and electric hob with extractor hood above. Space for washer/dryer. Neutral walls, light grey tiles and work surface with vinyl flooring. Double glazed window. Door to rear garden.

LIVING ROOM: A spacious dual aspect living room. Neutral walls and grey carpet. Double glazed windows that provide this room with lots of natural light. Wall mounted lights and two radiators.

DINING ROOM: A bright dining room with neutral wallpaper and wooden laminate flooring. Large double glazed window to the side of the property. This room features a hatch to the adjacent kitchen. One radiator.

CLOAKROOM: A downstairs cloakroom fitted with a white toilet and basin. Neutral walls and partial white tiling.

BEDROOM ONE: Large master bedroom with built in wardrobe boasting three large floor to ceiling mirrored sliding doors. Large double glazed window, neutral walls and green carpet. One radiator.

BEDROOM TWO: A spacious double bedroom with double glazed window to the front of the house. Neutral wall and green carpet. One radiator.

BEDROOM THREE: A generous double bedroom with built in wardrobe fitted with sliding mirrored doors and small dresser. Neutral walls and green carpet. One radiator.

BEDROOM FOUR / STUDY: A double room with double glazed window looking over the rear garden. Large cupboard. Neutral walls and green patterned carpet. Could also be used as study or office.

BATHROOM: Family bathroom fitted with white bathtub, toilet and basin. Fitted white cupboard. Tiled flooring and walls. Double glazed window to side of the property.

OUTSIDE / GARDEN: The front of the property has a driveway suitable for 2-3 cars plus access to the garage to the side. There is also side access to a fully enclosed rear garden which has a patio space accessible from the kitchen door.

