

Property Location

This well-proportioned three-bedroom property is situated in a quiet north-western residential area of Yeovil. Within walking distance of shops and a short drive away from the town centre which offers shops, restaurants a cinema and other amenities.

4 Larkspur Crescent, Yeovil, BA21 3HL

Approximate Gross Internal Area = 83.1 sq m / 894 sq ft

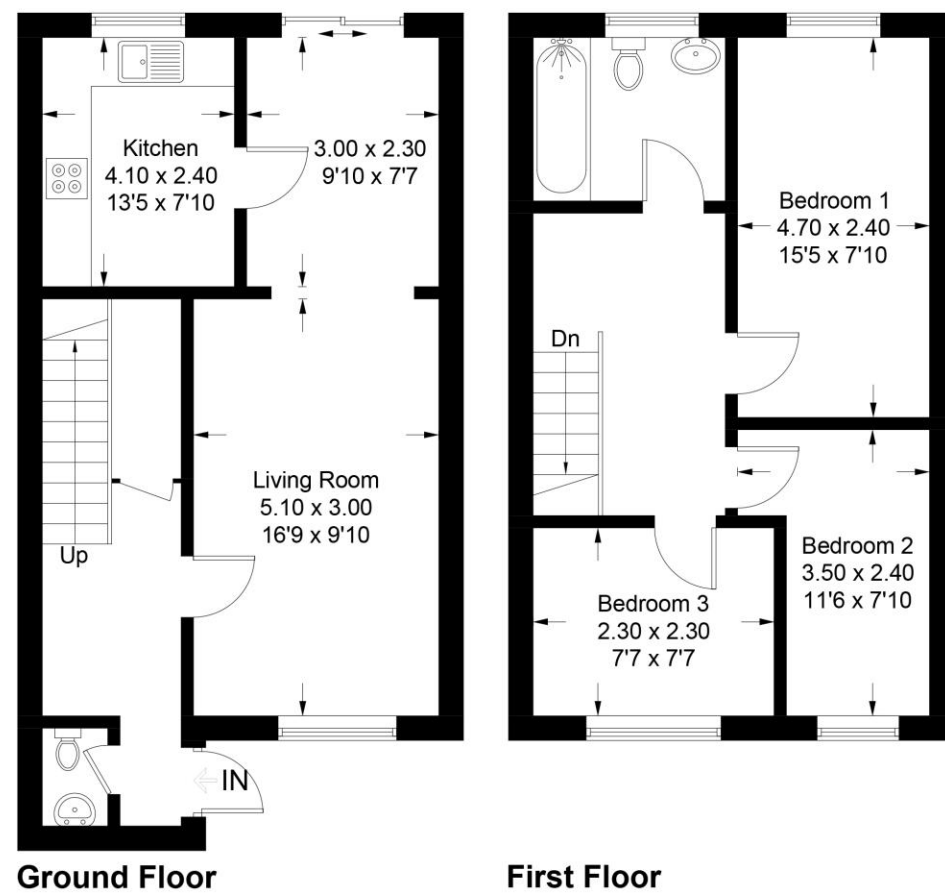


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243778)



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.

Larkspur Crescent, Yeovil

Offers In Region Of £190,000

Larkspur Crescent Yeovil BA21 3HL

Key features:

- Spacious Property
- Well Presented
- Private Garden
- Desirable Location
- Gas Central Heating
- Ground Floor W/C
- Double Glazing
- Perfect For First Time Buyers or Investors

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Why you'll like it

A well-proportioned three-bedroom mid-terraced family home located in a desirable residential area of Yeovil. This property features a contemporary kitchen, large family bathroom and three double bedrooms. This property benefits from being ready to move in, but also has plenty of scope for updating and redecoration throughout. This property is neutrally decorated throughout. A fantastic opportunity for first time buyers or investors.

ENTRANCE HALL: Upon entering the property, you are welcomed into a large and bright entrance hall with an under-stair storage cupboard providing ample space to store coats and shoes. There is also a downstairs cloakroom featuring a white w/c and basin with white tile and lime green walls. The entrance hall has wooden laminate flooring. One radiator.

LIVING ROOM 9' 10" x 16' 8" (3.0m x 5.1m) The living room is airy and spacious and features an electric fireplace that is centrally positioned. There is a large double-glazed window to the front of the property. This room has wooden laminate flooring. One radiator.

DINING ROOM 7' 6" x 9' 10" (2.3m x 3.0m) A small archway from the living room leads to the dining room creating an open and airy feel. The dining room is light and bright due to the double-glazed French doors opening to the rear garden. The room has wooden laminate flooring. One radiator.

KITCHEN 7' 10" x 13' 5" (2.4m x 4.1m) The contemporary kitchen is spacious and well proportioned. There is a built-in gas oven and hob with overhead vent, with space for a fridge and washer/dryer. The walls are neutrally decorated and floors have pale stone tiles. The kitchen is fitted with wooden cabinets and draws and dark grey work surfaces. Sandstone tile splash guards.

BATHROOM 6' 6" x 7' 6" (2.0m x 2.3m) The family bathroom has a complete white suite consisting of a bathtub with fitted shower unit, w/c and basin. The room is decorated with pale sandstone tiles and grey vinyl flooring. Textured double glazed window to the rear of the property. Fitted chrome towel rail.

MASTER BEDROOM 15' 5" x 7' 1" (2.4m x 4.7m) The master bedroom is a generous double with large double-glazed window to the rear of the property. Red carpet. One radiator.

BEDROOM TWO 7' 10" x 11' 5" (2.4m x 3.5m) The second bedroom is also a generous double bedroom. Neutral walls and red carpet. Double glazed window to the front of the property. One radiator.

BEDROOM THREE 7' 6" x 7' 6" (2.3m x 2.3m) Bedroom three is a generous single or small double bedroom. Double glazed window. One radiator.

OUTSIDE: To the front of the property is a lawn with a footpath leading to the front door. There is an outside storage shed attached to the property. The rear of the property has a private and enclosed garden featuring a patio area and stone path leading to the rear gate access and the garden shed. There is plenty of on street parking on Larkspur Crescent with the scope for a drive way to be added in the front garden subject to planning approval.

