



Property Location

This three-bed mid-terraced Victorian property is situated in the popular Crofton Park estate close to Yeovil town centre. Within walking distance of local shops, restaurants a cinema and other amenities. Close to Yeovil district hospital. Nearby train links to Dorchester and Bristol.

32 Crofton Park, Yeovil, BA21 4ED

Approximate Gross Internal Area = 121.1 sq m / 1303 sq ft

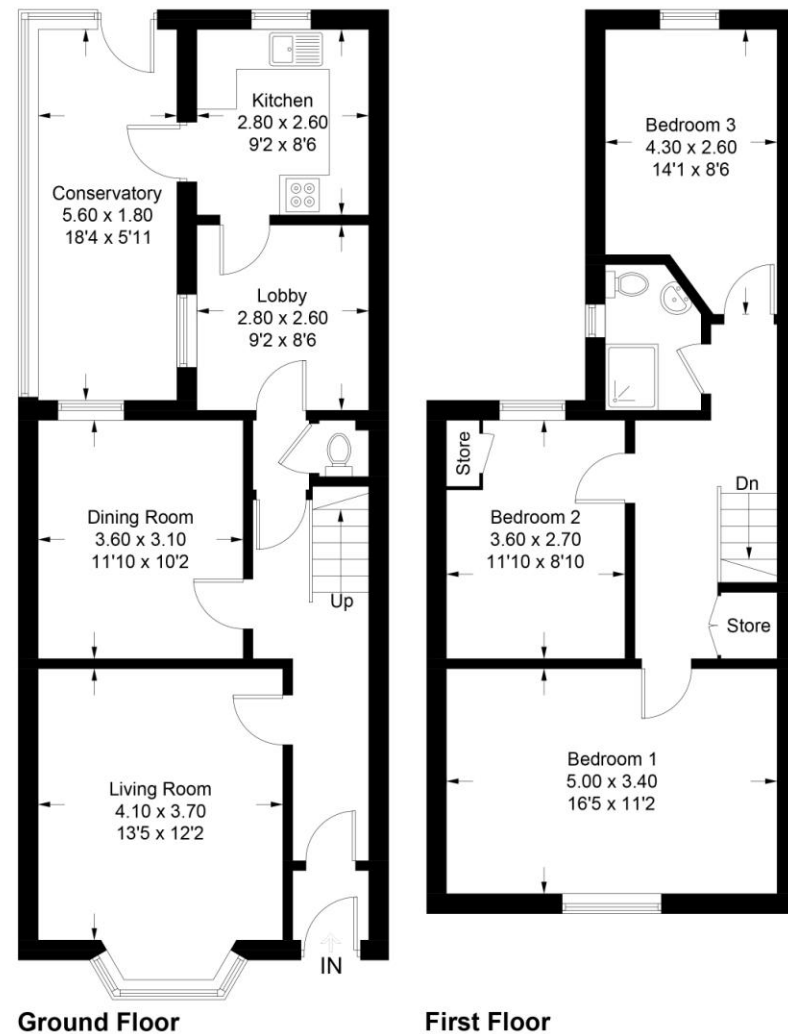


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322420)



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.



Crofton Park, Yeovil

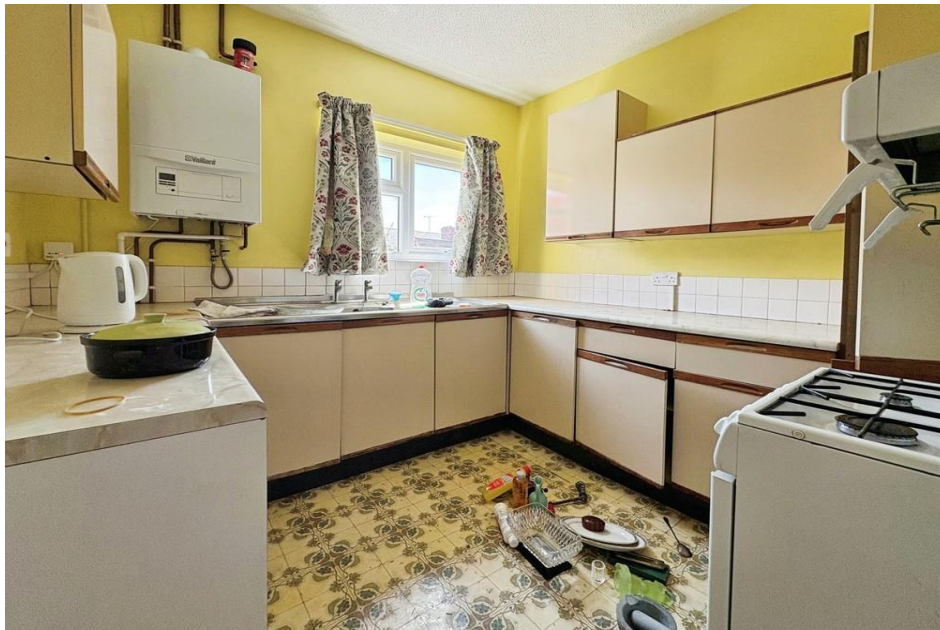
Offers In Region Of £185,000

32 Crofton Park
Somerset
BA21 4ED

Key features:

- Terraced Property
- Popular Residential Area
- No Forward Chain
- Three Double Bedrooms
- Private Garden
- Ground Floor W/C
- Close to Town Centre and Hospital
- Ideal Project Home
- Permit Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This characterful three-bedroom terraced property is situated in the popular Crofton Park residential area of Yeovil. The property features a sitting room, dining room, kitchen, lean-to conservatory, cloakroom, three double bedrooms, bathroom and gardens. The property is in need of some redecoration and modernising throughout but benefits from many characterful features that are still present. Would make the perfect project/ investment opportunity. Has been a family home for 80+ Years. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you step into the porch before continuing through to the hallway which provides access to the sitting room, dining room, lobby and the stairs which rise ahead to the first-floor landing. Neutral wall decoration with characteristic flooring and archway features.

SITTING ROOM 12' 1" x 13' 5" (3.7m x 4.1m) The sitting room features a double-glazed bay window to the front of the property and a beautiful original working fireplace and tiled mantelpiece. Wallpapered wall and Carpet flooring.

DINING ROOM 10' 2" x 11' 9" (3.1m x 3.6m) The dining room has a centrally positioned electric fireplace. In-built alcove display cupboard. Double glazed window. Neutrally decorated walls and beige carpet.

LOBBY 8' 6" x 9' 2" (2.6m x 2.8m) Lobby with a fireplace and double-glazed window. Wallpapered walls and grey carpet flooring.

KITCHEN 8' 6" x 8' 10" (2.6m x 2.7m) The kitchen has a mixture of wooden cabinets and drawers. Ample work surfaces with a stainless-steel basin and double drainer. Space for an undercounter dishwasher and washing machine. Space for a freestanding oven. White tiled splashguards and pale-yellow walls. Tiled flooring. Double glazed window overlooking the rear garden. Recently installed Vaillant boiler.

CLOAKROOM: A downstairs cloakroom with a two-piece suite that comprises of a white w/c and wall-mounted hand basin. Neutral walls and vinyl flooring.

CONSERVATORY 5' 10" x 18' 4" (1.8m x 5.6m) This lean-to provides access from the kitchen to the rear garden. Double glazed windows. Tiled flooring.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three double bedrooms, family bathroom and the loft hatch above. Neutral walls and carpet flooring. Original white wooden banister. One radiator.

BEDROOM ONE 16' 4" x 11' 1" (5.0m x 3.4m) A generous double bedroom with a centrally positioned fireplace and built-in storage cupboard. Neutrally decorated walls and beige carpet. Double glazed window to the front of the property. One radiator.

BATHROOM 7' 2" x 5' 10" (2.2m x 1.8m) The family bathroom has a three-piece suite that comprises of a white w/c, handbasin and walk-in shower cubicle. Tiled walls and vinyl flooring. Obscure double-glazed window to the side of the property.

BEDROOM TWO 8' 6" x 14' 1" (2.6m x 4.3m) A double bedroom with a double-glazed window to the rear of the property. Wallpapered decoration and beige carpet. One radiator.

BEDROOM THREE 11' 9" x 8' 10" (3.6m x 2.7m) A double bedroom with a built-in wardrobe and double-glazed window to the rear of the property. Neutral walls and red carpet.

OUTSIDE: To the rear of the property is a private and enclosed garden with a raised patio area and garden shed. Permit parking is available nearby.

