



Property Location

This perfectly presented three-bedroom mid terraced property is situated close to the centre of Yeovil. Within short walking distance of shops, restaurants and other amenities. Close to Yeovil district hospital.

85 Goldcroft, Yeovil, BA21 4DF

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft

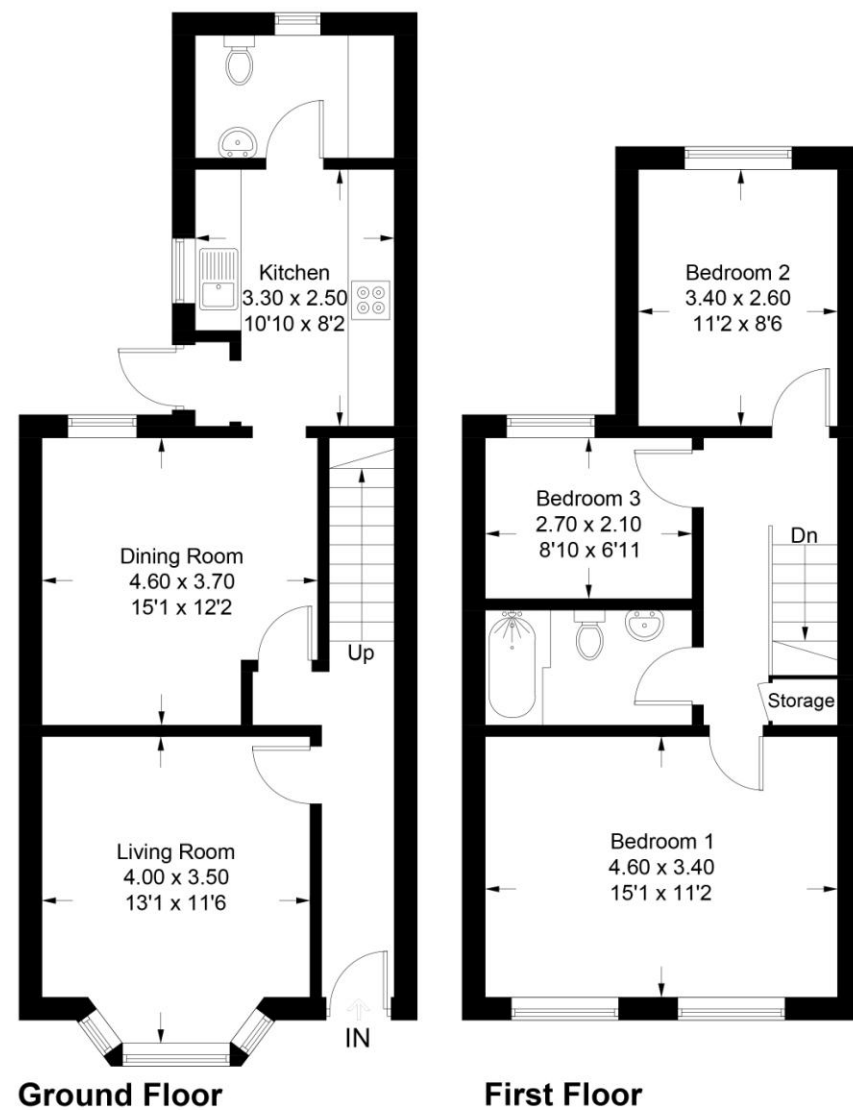


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263446)



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.



Goldcroft, Yeovil

Offers In Region Of £250,000

Martin & Co Yeovil

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<http://www.martinco.com>



Goldcroft, Yeovil
BA21 4DF

Key features:

- Mid-Terraced Property
- Chain Free
- Excellent Condition Throughout
- Close To Town Centre
- Recently Refurbished
- Ground Floor W/C
- Two Reception Rooms
- Ideal Family Home

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



Why you'll like it

This three-bedroom, mid-terraced property is situated in the popular Goldcroft residential area. Featuring a recently refurbished kitchen, utility, family bathroom, two reception rooms, three double bedrooms and a private rear garden. The property has had back-to-brick renovations throughout, including new doors, double glazed windows, electrics, heating and plumbing. Each room has been finished with fresh paint and new carpet throughout. Would make a great family home. Early viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into the bright entrance hall which provides access to the living room, dining room, kitchen and the stairs which rise ahead to the first floor. The hall way is neutrally decorated and has grey carpet. One radiator.

LIVING ROOM 13' 1" x 11' 5" (4.0m x 3.5m) A generous living space with double glazed bay window to the front of the property. Light grey walls and carpet. One radiator.

DINING ROOM 12' 1" x 15' 1" (3.7m x 4.6m) spacious dining room with a double-glazed window to the rear. Light grey walls and carpet. Ceiling spotlights and two radiators.

KITCHEN 10' 9" x 8' 2" (3.3m x 2.5m) Newly fitted kitchen featuring wooden cabinets, drawers and countertops. The kitchen benefits from an integrated fridge freezer and electric hob and oven with cooker hood above. There is additional space for a dishwasher. Neutral walls and white tiled splashguards. ceiling spotlights and under-



cabinet lighting. Wooden laminate flooring.

UTILITY/CLOAKROOM 8' 6" x 5' 2" (2.6m x 1.6m) Directly adjacent to the kitchen is the large utility room. This room has a floor-to-ceiling storage cabinet and wooden countertop which provides ample space underneath for a washing machine and tumble dryer. There is also a white w/c and hand basin. Natural walls and wooden laminate flooring. Obscure double-glazed window to the rear and one radiator.

STAIRS AND LANDING: The landing provides access to the three double bedrooms, the family bathroom and loft hatch above. The landing has neutrally decorated walls, light grey carpet and a white wooden banister.

MASTER BEDROOM 15' 1" x 11' 1" (4.6m x 3.4m) A generous double bedroom with two double glazed windows to the front of the property. Neutral walls and grey carpet. One radiator.

BATHROOM 11' 1" x 4' 11" (3.4m x 1.5m) A newly fitted complete bathroom suite consisting of a white w/c, hand basin and bathtub with shower unit above. White tiled walls and wood effect vinyl flooring. Heated towel rail and electrical connection ready for bathroom mirror installation.

BEDROOM TWO 11' 1" x 8' 6" (3.4m x 2.6m) A double bedroom with double glazed window to the rear. Grey walls and carpet. One radiator.

BEDROOM THREE 8' 10" x 6' 10" (2.7m x 2.1m) A cosy double or generous single bedroom. Neutrally decorated walls and grey carpet. Double glazed window to the rear and one radiator.

OUTSIDE: To the rear of the property is a private and enclosed garden with a part lawn, part patio laid foundation. There is an electrical outlet to the rear of the property. There is unallocated on-road parking on a resident parking permit basis to the front of the property.

