

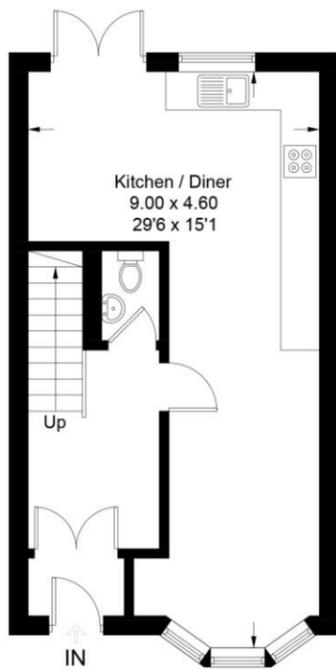


Property Location

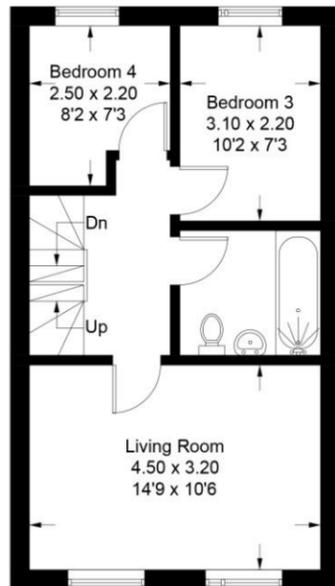
This four-bedroom, mid-terraced townhouse is situated in the highly desirable Abbey Manor Park on the western side of Yeovil. Within walking distance of shops and schools. The property benefits from being a short drive away from Yeovil town centre which offers plenty of shops, restaurants and a cinema amongst many over amenities.

11 Merevale Way, Yeovil

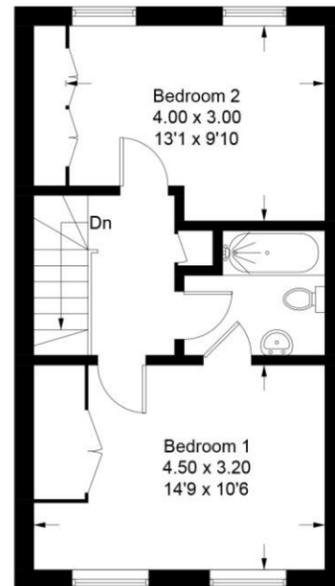
Approximate Gross Internal Area = 117.1 sq m / 1260 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 131.9 sq m / 1419 sq ft



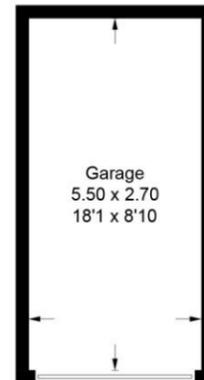
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278735)



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.



Merevale Way, Yeovil

Offers In Region Of £315,000



Merevale Way
Yeovil
BA21 3UN

Key features:

- Ideal Family Home
- Beautifully Presented Throughout
- Close to Schools, Shops & Doctors Surgery
- Desirable Location
- Gas Central Heating
- Single Garage
- Allocated Parking Space
- Ground Floor W/C
- Three Storey Living



Why you'll like it

This 4-bedroom, mid terraced town house is situated in the desirable Abbey Manor Park residential area of Yeovil. The property features a living room, kitchen/diner, cloakroom, family bathroom, three double bedrooms, one single bedroom, ensuite, private garden, garage and an allocated parking space. Would make a lovely family home. Viewing is highly recommended to truly appreciate this fantastic property.

ENTRANCE HALL Upon entering the property you are welcomed into a bright and spacious entrance hall which has ample space for coat and shoe storage. The hall provides access to the kitchen/diner, cloakroom and the stairs which rise ahead to the first and second floor. The entrance hall has neutral walls and wooden laminate flooring. Two radiators.

KITCHEN 29' 6" x 9' 6" (9.0m x 2.9m) A dual aspect, open plan kitchen and dining space with a double-glazed bay window to the front of the property and double-glazed French doors opening to the rear garden. The kitchen is fitted with white cabinets and drawers. Light grey work surfaces with stainless steel basin and drainer. Integrated gas hob, cooker hood, double electric oven with space and plumping for freestanding fridge freezer, washing machine and dishwasher. White tiled splashguards and wooden laminate flooring. Space for dining table and chairs with understairs storage cupboard. Three radiators.

CLOAKROOM 4' 7" x 3' 3" (1.4m x 1.0m) The ground floor cloakroom comprises of a two-piece suite consisting of white w/c and hand basin. Vibrant wallpaper and wooden laminate flooring. One radiator.

STAIRS AND LANDING The carpeted stairs rise to the first and second floor landings. The landings provide access to the living room, four bedrooms, family bathroom and the loft hatch above. Both landings have white banisters, neutral walls and light grey carpet.

LIVING ROOM 10' 5" x 14' 9" (3.2m x 4.5m) The living room, situated on the first floor, has two double glazed windows to the front of the property overlooking the nearby Oak Tree Park. The living room has neutral walls and light grey carpet. Two radiators.

FAMILY BATHROOM 6' 2" x 7' 2" (1.9m x 2.2m) The family bathroom has a three-piece suite comprising of a white w/c, hand basin and bathtub with shower above. White tiled walls and vinyl flooring. Towel rail and one radiator.

BEDROOM THREE 7' 2" x 10' 2" (2.2m x 3.1m) A double bedroom with double glazed window. Light blue painted walls and grey carpet. One radiator.

BEDROOM FOUR 7' 2" x 8' 2" (2.2m x 2.5m) A single bedroom which could also be utilised as the perfect home office space. The room has neutral walls and grey carpet. Double glazed window and one radiator.

MASTER BEDROOM 14' 9" x 10' 5" (4.5m x 3.2m) A spacious double bedroom with built-in wardrobe and two double glazed windows to the front of the property overlooking the nearby Oak Tree Park. The master bedroom provides access to the adjacent ensuite. Neutral walls with wallpapered feature wall and cream coloured carpet. Two radiators.

ENSUITE 7' 2" x 6' 6" (2.2m x 2.0m) A Jack and Jill style ensuite which has a three-piece suite comprising of a white w/c, hand basin and bathtub with shower above. Neutral walls and vinyl flooring. Ceiling spotlights. One radiator.

BEDROOM TWO 13' 1" x 9' 10" (4.0m x 3.0m) A generous double bedroom with a built-in wardrobe and two double glazed windows to the rear of the property. Light pink walls and wallpapered feature wall. Grey carpet. Two radiators.

GARAGE 8' 10" x 18' 0" (2.7m x 5.5m) The garage is located to the rear of the property and has an up-and-over door. The garage has above-rafter storage and one allocated parking space to the front.

OUTSIDE To the front of the property is laid lawn with a paved footpath leading to the property entrance. To the rear of the property is a private and enclosed garden that is laid partially patio and lawn. The rear gate provides access to the garage and allocated parking space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

