



## Property Location

This three-bedroom semi-detached home is situated in a desirable residential area on the north-western side of Yeovil. Within walking distance of schools and shops. Yeovil town centre is a 5-minute drive away and offers plenty of shops, restaurants and a cinema.

### 12 Ermine Street, Yeovil, BA21 3QT

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft

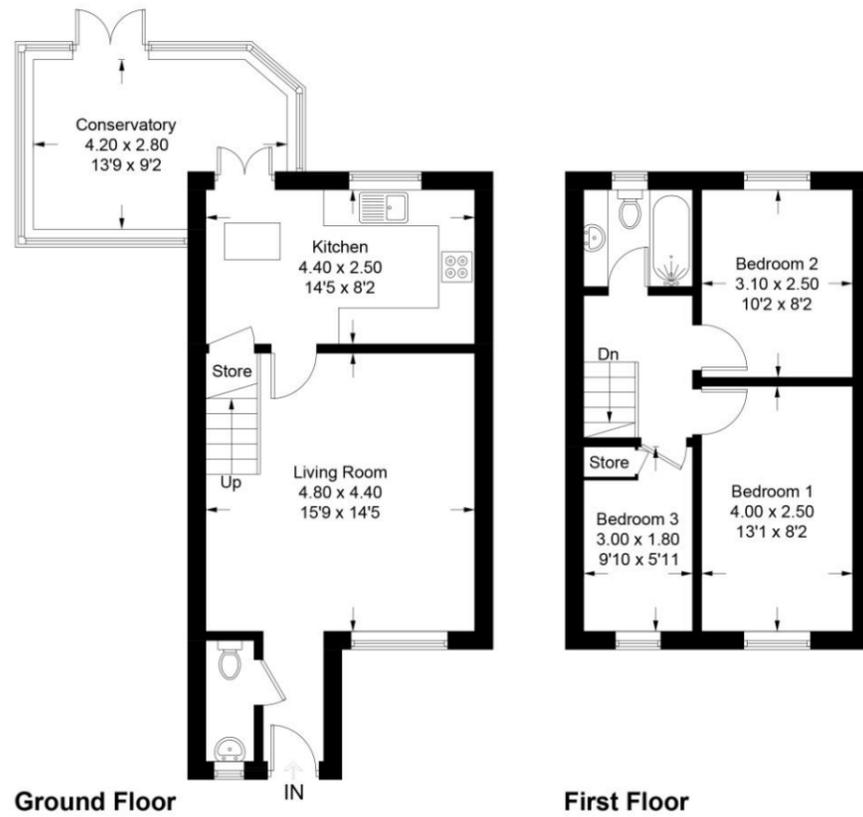


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280898)



**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.

## Ermine Street, Yeovil

Offers In Region Of £255,000

**Ermine Street  
Yeovil  
BA21 3QT**

**Key features:**

- Spacious Semi-Detached Property
- Desirable Location
- Ideal First Home
- Modern Kitchen
- Conservatory
- Ground Floor W/C
- Single Garage
- Close to Schools and Shops
- Landscaped Garden



**Why you'll like it**

This beautifully presented three-bedroom semi-detached property is situated in a popular residential area of Yeovil. The property boasts a living room, kitchen, conservatory, cloakroom, two double bedrooms, family bathroom, single bedroom, garage and a private landscaped garden. Perfect for first time buyers. Viewing is highly recommended.

**ENTRANCE HALL:** Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the living room, cloakroom and the stairs which rise ahead. Neutrally decorated walls and wooden laminate flooring. One radiator.

**LIVING ROOM 15' 8" x 14' 5"** (4.8m x 4.4m) A generous living space with a centrally positioned electric fireplace and double-glazed window to the front of the property. The stairs rise to the first-floor landing. The living room has peach-coloured walls with a wallpapered feature wall. Wooden laminate flooring. Two radiators.

**KITCHEN 8' 2" x 14' 5"** (2.5m x 4.4m) A modern kitchen complete with wooden cabinets and drawers. Black work surfaces and island with inset stainless-steel basin and drainer. Integrated gas hob with electric oven and cooker hood above. Space and plumbing for a freestanding fridge-freezer, dishwasher and washing machine. Black splashguards, neutral walls and vinyl flooring. Double glazed French doors open to the conservatory and double-glazed window to the rear garden. One radiator

**CONSERVATORY 13' 9" x 9' 2"** (4.2m x 2.8m) A double glazed conservatory and French doors which overlook and lead to the rear garden. Tile effect vinyl flooring. Space for dining table and chairs.

**CLOAKROOM 2' 7" x 6' 6"** (0.8m x 2.0m) The downstairs cloakroom consists of a two-piece suite comprising of white w/c and handbasin with in-built storage cupboards below. Neutral walls, wooden laminate flooring and an obscure double-glazed window to the front. One radiator.

**STAIRS AND LANDING:** The carpeted stairs rise to the first-floor landing which provides access to the master bedroom, family bathroom, second double bedroom, single bedroom and loft hatch above. The landing has neutral walls and grey carpet.

**MASTER BEDROOM 8' 2" x 13' 1"** (2.5m x 4.0m) The master bedroom is a spacious double room with double glazed window to the front of the property. Neutral walls and grey carpet. One radiator.

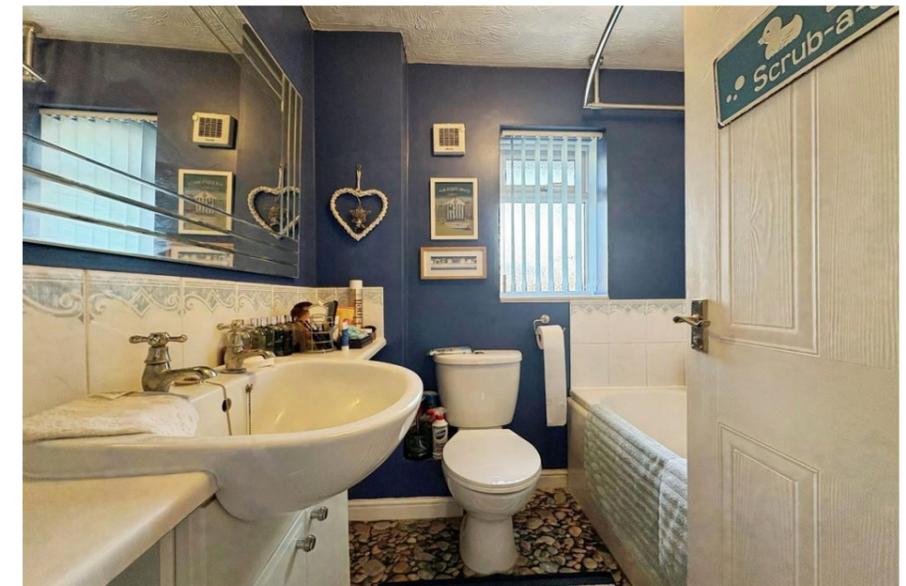
**FAMILY BATHROOM 5' 10" x 5' 2"** (1.8m x 1.6m) The family bathroom has a three-piece suite comprising of white w/c, handbasin and bathtub with shower unit above. White tile and blue walls with vinyl flooring. Obscure double-glazed window.

**BEDROOM TWO 10' 2" x 8' 2"** (3.1m x 2.5m) A double bedroom with a double-glazed window to the rear of the property. Light green coloured walls and grey carpet. One radiator.

**BEDROOM THREE 9' 10" x 5' 10"** (3.0m x 1.8m) A single bedroom which also could be utilised as the perfect home-based office. With neutrally decorated walls, grey carpet and a double-glazed window. One radiator.

**GARAGE:** Attached single garage with driveway parking for one car.

**OUTSIDE:** To the front of the property is a small driveway suitable for one car and access to the garage. To the rear of the property is a private landscaped garden which is laid mostly to lawn and has raised bed borders.



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

