



Property Location

This three-bedroom, semi-detached property is situated in the popular Seaton Road area, close to the Yeovil town centre. Within walking distance of the bustling highstreet which offers plenty of amenities including shops, restaurants and a cinema.

Seaton Road, Yeovil, BA20 2AP

Approximate Gross Internal Area = 76.6 sq m / 824 sq ft

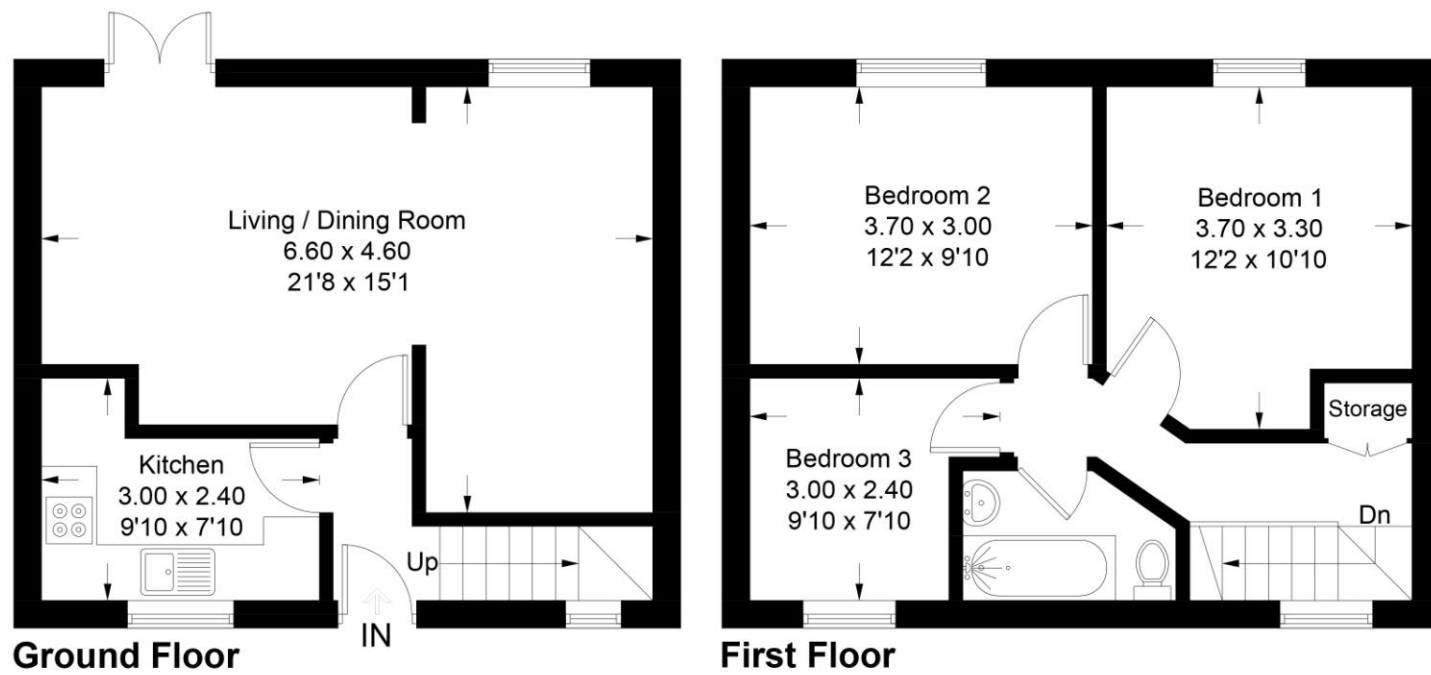


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295855)



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.

Seaton Road, Yeovil

Offers In Region Of £240,000

Martin & Co Yeovil
18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: yeovil@martinco.com

<http://www.martinco.com>

MARTIN&CO

MARTIN&CO

93 Seaton Road
Somerset
BA20 2AP

Key features:

- Semi-Detached Family Home
- Three Bedrooms
- Chain Free
- Quiet No-Through Road Location
- Large Private Garden
- Close To Town Centre
- Driveway Parking for Two/Three Cars
- Ideal Family Home



Why you'll like it

This presentable three-bedroom, semi-detached home is situated in the popular Seaton Road residential area of Yeovil. Featuring a living/dining room, kitchen, three bedrooms, bathroom, private rear garden and driveway parking for two/three cars. This property would make a perfect family home. Benefitting from being in no forward chain, early 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 kitchen, living room and the stairs which rise to the first floor. Neutral walls and tiled flooring. One radiator.

LIVING/ DINING ROOM 21' 7" x 15' 1" (6.6m x 4.6m) The spacious living and dining room features a centrally positioned decorative fireplace with exposed brick and wooden mantelpiece. The room has a double-glazed window and French doors opening into the rear garden. Ample space for dining table and chairs. Neutrally decorated walls and wooden laminate flooring. Understairs storage. Two radiators.

KITCHEN 9' 10" x 7' 10" (3.0m x 2.4m) The kitchen has wooden cabinets and drawers. Work surfaces with a stainless-steel basin and drainer. Integrated electric oven and gas hob with cooker hood above. Space and plumbing for a dishwasher and freestanding fridge/freezer. Tiled splashguards and flooring. Small utility which houses the boiler and space for washing machine. Double glazed window to the front of the property. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, family bathroom and loft hatch above. White wooden banisters, neutral walls and grey carpet. Storage cupboard. Double glazed window to the front. Ceiling spotlights.

BEDROOM ONE 10' 9" x 12' 1" (3.3m x 3.7m) A generous double bedroom with a double-glazed window to the rear of the property. Neutral walls and grey carpet. One radiator.

FAMILY BATHROOM 7' 6" x 4' 7" (2.3m x 1.4m) A modern bathroom fitted with a three-piece suite that comprises of a white w/c, hand basin and bathtub with shower unit above. Two-tone tiled walls and vinyl flooring. Ceiling spotlights and obscure double-glazed window to the front. heated towel rail.

BEDROOM TWO 12' 1" x 9' 10" (3.7m x 3.0m) A double bedroom features a large freestanding wardrobe with mirrored sliding doors. Neutrally decorated walls and grey carpet. Double glazed window to the rear of the property. One radiator.

BEDROOM THREE 9' 10" x 7' 10" (3.0m x 2.4m) A single bedroom which could be used as a home office/study. Neutral walls and grey carpet. Double glazed window. One radiator.

OUTSIDE: To the front of the property is a gravelled driveway suitable for 2-3 cars. Side gate access leads to the rear garden. To the rear of the property is a private and enclosed level, south facing garden that is laid to lawn with patio area. Garden shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

