



## Property Location

This three-bedroom detached property is situated in a popular residential area on the southern side of Yeovil. Within walking distance of local convenience shops and the town centre is a short drive away that offers plenty of amenities including shops, restaurants and a cinema.

### Old Barn Way, Yeovil, BA20 2NX

Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft  
 Garage = 13.7 sq m / 147 sq ft  
 Total = 110.4 sq m / 1188 sq ft

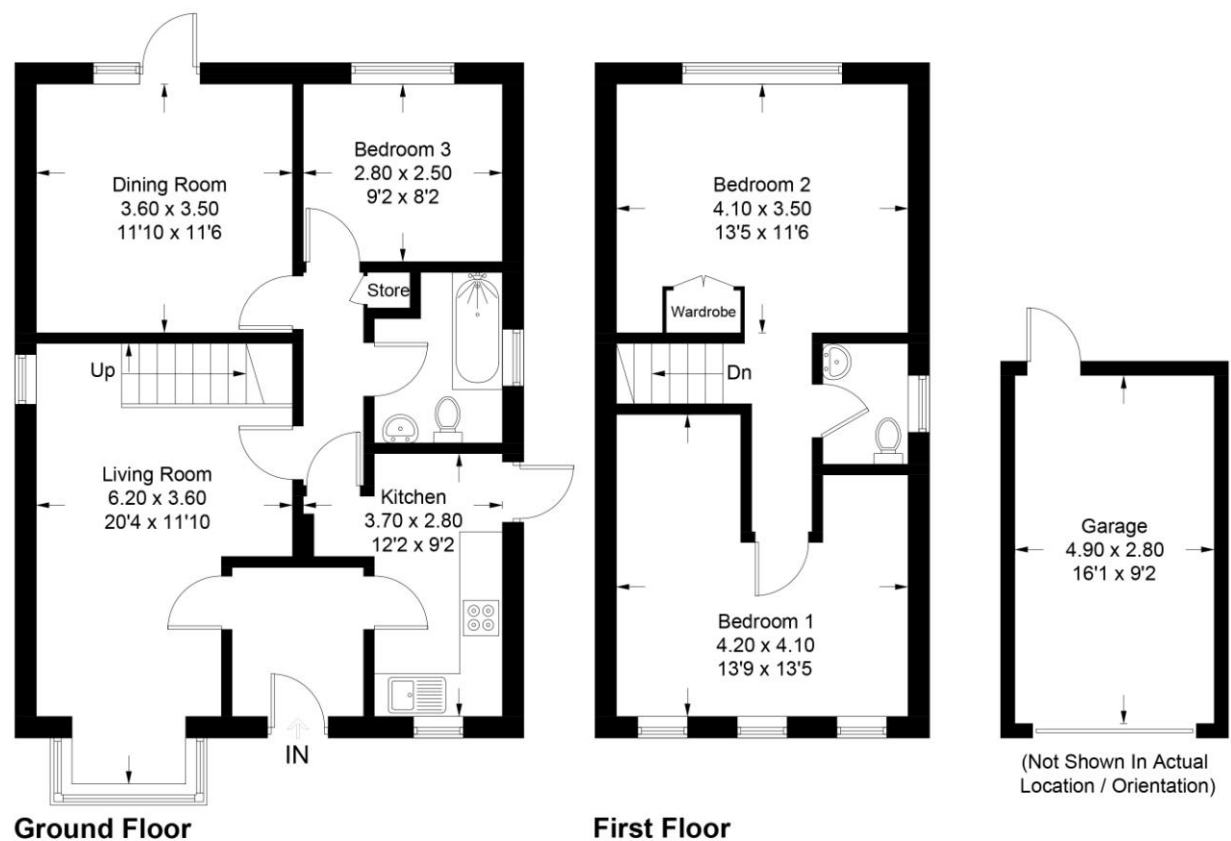


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295929)



**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.

## Old Barn Way, Yeovil

Offers In Region Of £300,000

10 Old Barn Way  
Somerset  
BA20 2NX

**Key features:**

- Detached Property
- Three Double Bedrooms
- No Forward Chain
- Ideal Family Home
- Close To Local Amenities
- Driveway Parking
- South Facing Garden
- Single Garage



**Why you'll like it**

This unique Scandinavian inspired, three-bedroom detached home is situated in a popular residential area of Yeovil. Featuring a living room, kitchen, dining room, cloakroom, three double bedrooms, family bathroom, garage, gardens and driveway parking. The property is being sold with no forward chain and viewing is highly recommended.

**ENTRANCE HALL:** Upon entering the property, you are welcomed into the convenient entrance hall, perfect for coat and shoes storage before continuing through to the living room and kitchen.

**LIVING ROOM** 20' 4" x 11' 9" (6.2m x 3.6m) A generous living room with a centrally positioned electric fireplace and a full-length, double-glazed bay window to the front of the property. Neutral wall decoration and brown carpet. Stairs rising to the first floor. Two radiators.

**KITCHEN** 9' 2" x 12' 1" (2.8m x 3.7m) A good-sized kitchen with wooden cabinets, drawers and work surfaces with inset basin and drainer. Integral electric oven and gas hob with cooker hood above. Space and plumbing for washing machine. Space for freestanding fridge/freezer. White tiled splashguards and neutral walls. Wooden laminate flooring. Double glazed window to the front of the property and door leading to the rear garden and garage. One radiator.

**DINING ROOM** 11' 9" x 11' 5" (3.6m x 3.5m) A bright dining room with double glazed window and door leading to the rear garden. Space for dining table and chairs. Yellow walls and beige carpet. One radiator.

**BEDROOM THREE** 9' 2" x 8' 2" (2.8m x 2.5m) A downstairs double bedroom which could also be utilised as a home office or smaller sitting room. Cream coloured walls and brown carpet. Double glazed window to the rear of the property. One radiator.

**FAMILY BATHROOM** 7' 10" x 5' 10" (2.4m x 1.8m) The downstairs family bathroom has a three-piece suite comprising of a white w/c, hand basin and bathtub with fitted shower unit above. Wall mounted vanity cupboard with mirror. Partial tiling and blue walls. Obscure double-glazed window to the side of the property. Vinyl flooring. One radiator.

**STAIRS AND LANDING:** The carpeted stairs rise to the first-floor landing which provide access to the two double bedrooms, cloakroom and a storage cupboard. Neutral walls and brown carpet. White banisters.

**BEDROOM ONE** 13' 9" x 13' 5" (4.2m x 4.1m) A double bedroom with three double glazed windows to the front of the property. Neutral walls and brown carpet. Loft access. Two radiators.

**BEDROOM TWO** 13' 5" x 11' 5" (4.1m x 3.5m) A double bedroom with built-in wardrobe and double-glazed window overlooking the rear garden. Green walls with a grey feature wall and brown carpet. Loft access. One radiator.

**CLOAKROOM** 5' 6" x 3' 11" (1.7m x 1.2m) The cloakroom has a two-piece suite that comprises of a w/c and hand basin. Light pink walls and vinyl flooring. Obscure double-glazed window. One radiator.

**GARAGE** 16' 0" x 9' 2" (4.9m x 2.8m) A detached garage with an up-and-over style door to the front. Door to the rear leading to the rear garden. Electric and lighting.

**OUTSIDE:** To the front of the property is driveway parking suitable for one car. Paved access to the garage, front door and gated entrance leading to the rear garden. Front lawn with tree borders. To the rear of the property is a private and enclosed south-facing garden that is laid mostly to lawn with a patio area. Raised bed and mixed shrubby borders. Garden shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

