



Property Location

This two-bedroom coach house is situated in the desirable Wyndam Park estate on the eastern side of Yeovil. The town centre is a short drive away and offers plenty of amenities including shops, restaurants and a cinema.

3 Hudson Road, Yeovil, BA21 5FJ

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft

Garage = 16.5 sq m / 178 sq ft

Total = 87.6 sq m / 943 sq ft

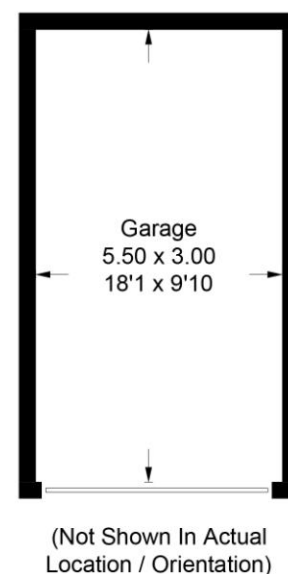
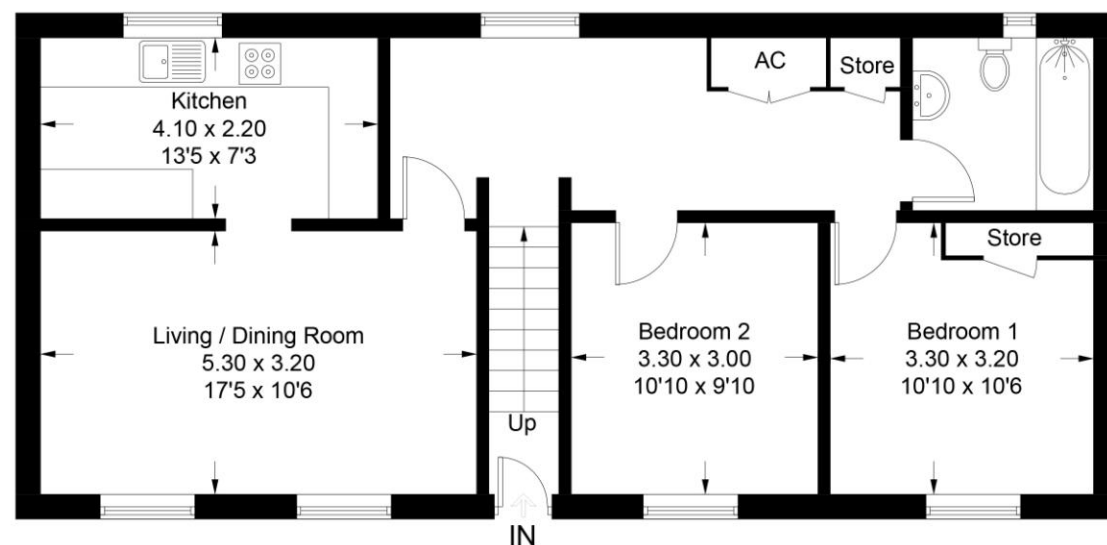
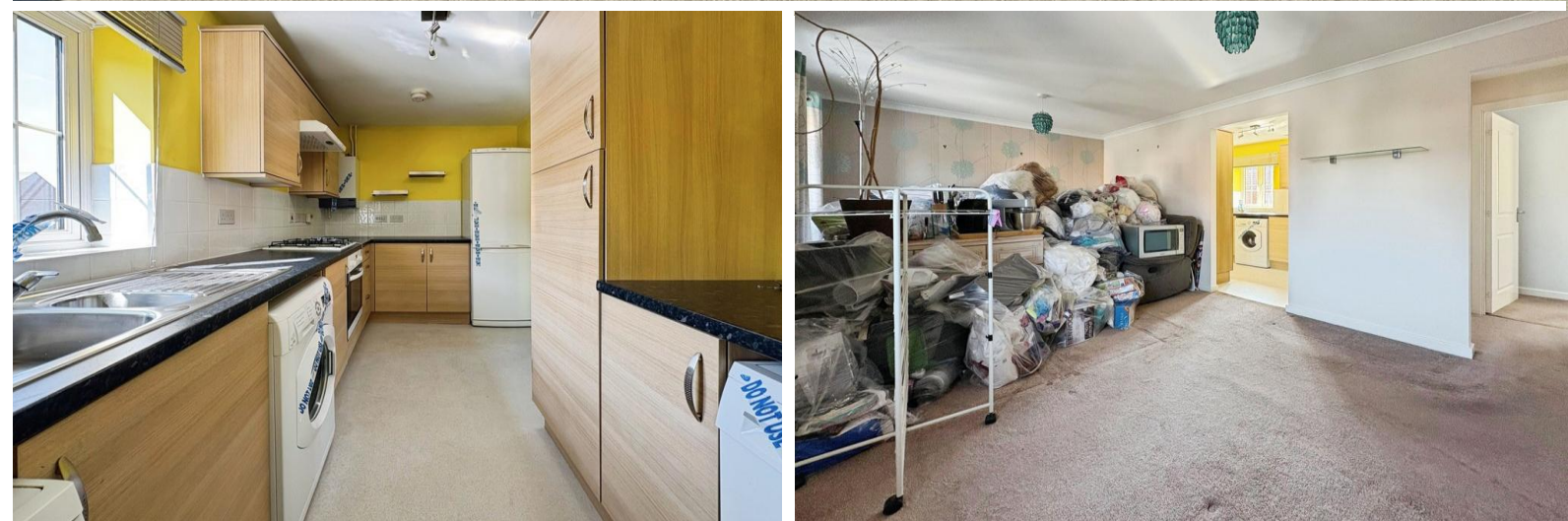


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320355)



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.

Hudson Road, Yeovil

Offers In Region Of £165,000

Martin & Co Yeovil

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<http://www.martinco.com>



3 Hudson Road
Yeovil
BA21 5FJ

Key features:

- Spacious Two Bedroom Coach House
- Desirable Location
- Chain Free
- Garage and Allocated Parking
- Modern Kitchen and Bathroom



Why you'll like it

This modern two-bedroom coach house is situated in the highly desirable Wyndham Park residential area in Yeovil. The property features a living room, kitchen, two double bedrooms, bathroom, garage, allocated parking as well as plenty of storage throughout. Ideal for first time buyers. Viewing is highly recommended.

Please Note: The property is being sold as seen. Any clearance of furnishings currently in situ will be the responsibility of the new owner upon completion.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall with the stairs rising to the first-floor landing. The landing provides access to the living room, two bedrooms, bathroom, two storage cupboards and the loft hatch above. The landing is neutrally decorated and has beige coloured carpet. White wooden banister. One radiator.

LIVING/DINING ROOM 17' 4" x 10' 5" (5.3m x 3.2m) A generous living room with two double glazed windows to the front of the property. Neutral wall decoration and grey coloured carpet. Space for dining table and chairs. One radiator.

KITCHEN 13' 5" x 7' 2" (4.1m x 2.2m) A modern kitchen fitted with wooden cabinets and drawers. Plentiful laminate work surfaces with an inset stainless-steel basin and drainer. Integrated electric oven, gas hob and cooker hood above. Space for freestanding fridge/freezer, dishwasher and washing machine. Yellow walls and vinyl flooring. Double glazed window to the rear of the property. One radiator.

BEDROOM ONE 10' 9" x 10' 5" (3.3m x 3.2m) A spacious double bedroom with a double-glazed window to the front of the property. Built-in storage cupboard. Neutral walls and beige carpet. One radiator.

BEDROOM TWO 10' 9" x 9' 10" (3.3m x 3.0m) A double bedroom featuring a built-in storage cupboard. Double glazed window to the front of the property. Neutral walls and carpet. One radiator.

BATHROOM 7' 2" x 5' 10" (2.2m x 1.8m) A modern bathroom fitted with a three-piece suite that comprises of a white w/c, hand basin and bathtub with shower unit above. Partial tiled walls and vinyl flooring. Obscure double-glazed window to the rear of the property. Heated towel rail.

GARAGE: Single garage with an up-and-over style door. Allocated parking space in front of the garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

