



Property Location

This Three-bedroom end of terraced property is situated in the popular residential area of Alexandra Road on the eastern side of Yeovil. The property benefits from being within walking distance or a short drive of the town centre which has plenty of amenities including shops, restaurants and a cinema.

31 Alexandra Road, Yeovil, BA21 5AL

Approximate Gross Internal Area = 143.7 sq m / 1546 sq ft

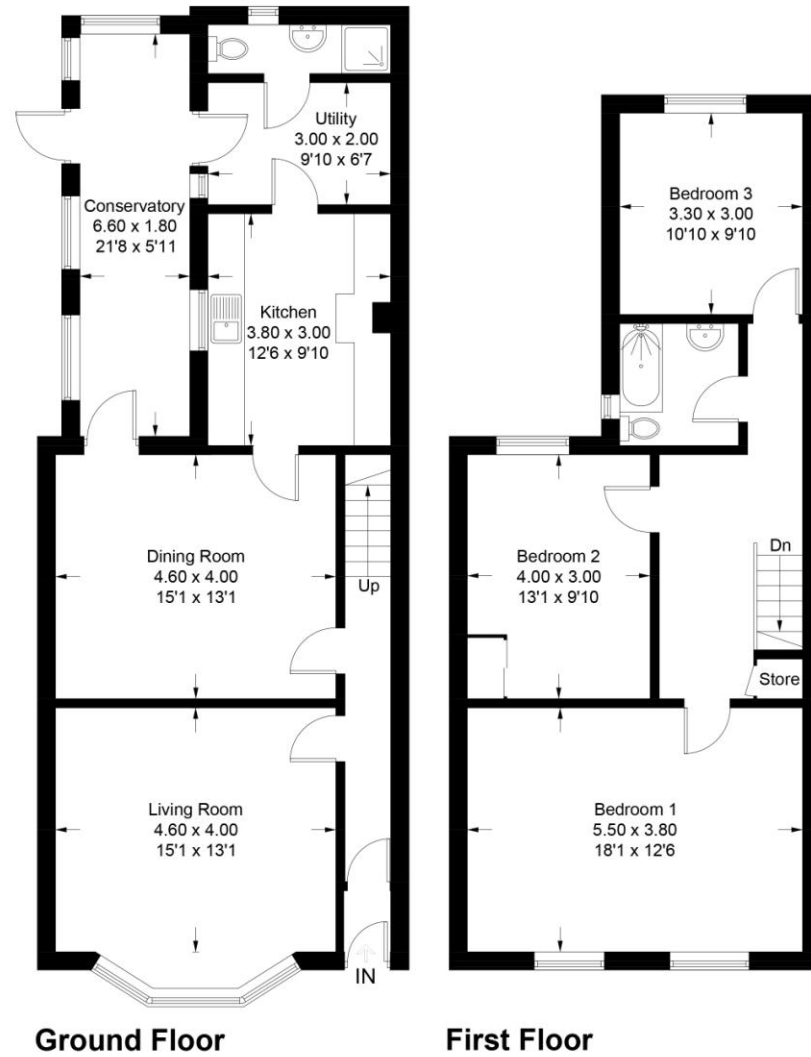


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310182)



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.



Alexandra Road, Yeovil

Offers In Region Of £180,000



31 Alexandra Road
Yeovil
BA21 5AL

Key features:

- Spacious Three Bedroom Property
- Close to Town Centre
- Chain Free
- Great Investment Opportunity or Project
- Large Private Garden
- Ground Floor W/C
- Conservatory
- Plenty of Storage Throughout



Why you'll like it

This end-of-terrace, three-bedroom home is situated in the popular Alexandra Road residential area of Yeovil. This substantial property benefits from a living room, dining room, kitchen, utility, cloakroom, conservatory, three bedrooms, family bathroom and a private rear garden. The property could benefit from some redecoration and modernisation throughout and has scope for an upward extension, subject to relevant approval. Viewing is recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the living room, dining room and the stairs which rise ahead to the first-floor landing. The hall is neutrally decorated and has grey carpet flooring.

LIVING ROOM 13' 1" x 15' 1" (4.0m x 4.6m) A good-sized living room with a single glazed bay window to the front of the property and centrally positioned decorative fireplace. Neutral wall decoration and grey carpet.

DINING ROOM 15' 1" x 13' 1" (4.6m x 4.0m) The dining room has a centrally positioned decorative fireplace. Featuring an understairs storage cupboard and doors leading to the kitchen and conservatory. Neutral walls and carpeted flooring.

KITCHEN 12' 5" x 9' 10" (3.8m x 3.0m) A galley kitchen with wooden cabinets and drawers. Plenty of work surfaces with an inset stainless-steel basin and drainer. Space for freestanding oven and fridge/freezer. Tiled splashguards and vinyl flooring. Single glazed window looking into the conservatory.

UTILITY ROOM 6' 6" x 9' 10" (2.0m x 3.0m) Directly adjacent to the kitchen is the utility room which has ample space for a dishwasher and a washing machine. Single glazed window and door leading to the conservatory. Neutral walls and tiled effect vinyl flooring.

CLOAKROOM 2' 7" x 9' 10" (0.8m x 3.0m) The downstairs cloakroom has a three-piece suite that comprises of a white w/c, hand basin and walk-in shower cubicle. Single glazed window to the rear of the property.

CONSERVATORY 5' 10" x 21' 7" (1.8m x 6.6m) A large conservatory with multiple single glazed windows overlooking the rear garden. Neutrally decorated walls and tiled effect vinyl flooring. Door leading to the rear garden.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, family bathroom, storage cupboard and the loft hatch above. The landing is neutrally decorated and has wooden banisters.

BEDROOM ONE 18' 0" x 12' 5" (5.5m x 3.8m) A large double bedroom with two single glazed windows to the front of the property. Neutral walls and grey carpet flooring.

BEDROOM TWO 13' 1" x 9' 10" (4.0m x 3.0m) A double bedroom featuring a built-in wardrobe and single glazed window to the rear of the property. Neutral walls and carpet.

BEDROOM THREE 10' 9" x 9' 10" (3.3m x 3.0m) A double bedroom with a single glazed window overlooking the rear garden. Neutral walls and brown carpet flooring.

FAMILY BATHROOM 6' 6" x 7' 6" (2.0m x 2.3m) The bathroom has a fitted three-piece suite that comprises of a white w/c, hand basin and bathtub. White tiled walls and vinyl flooring. Obscured window to the side of the property.

OUTSIDE To the rear of the property is a private and enclosed garden with a mixture of raised beds, plants and shrubbery. Side gate access to the front of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		7 G

