



Property Location

In the heart of Yeovil's central residential areas, this semi-detached bungalow is ideally situated for access to the town centre, shops, schools and other local amenities.

14 High Lea, Yeovil, Somerset, BA21 4PF

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft
Garage = 24.4 sq m / 263 sq ft
Total Area = 113.0 sq m / 1217 sq ft

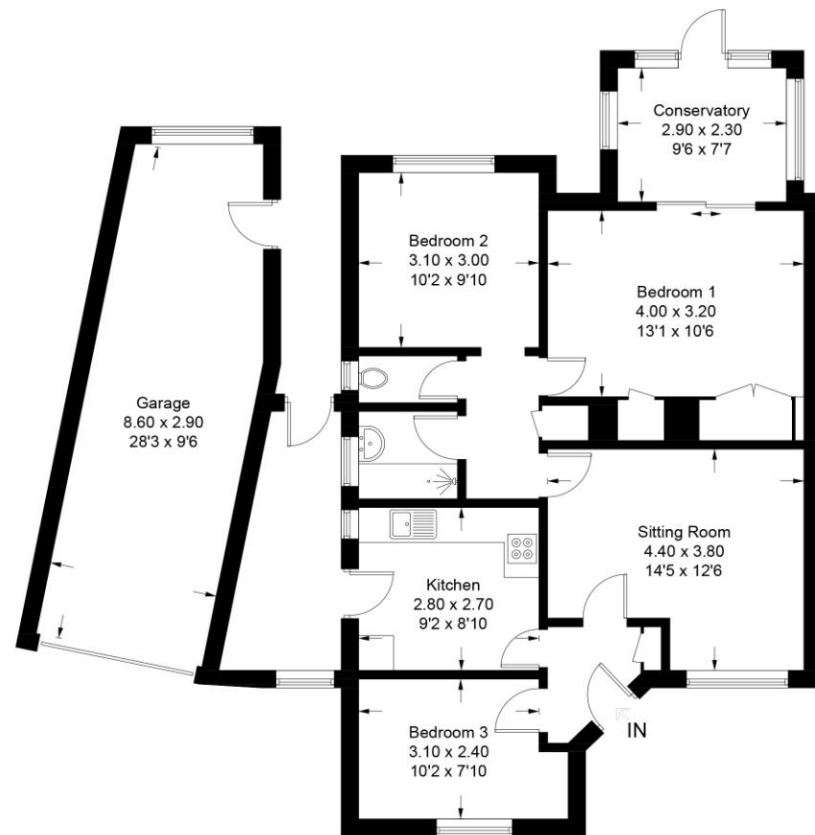


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305939)



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.

High Lea, Yeovil

Asking Price Of £260,000



14 High Lea
Yeovil
BA21 4PF

Key features:

- Gardens to Front and Rear
- Garage and Workshop
- Three Double Bedrooms
- Conservatory
- Driveway
- Potential to Improve
- Electric Storage Heating



Why you'll like it

Spacious 3-bedroom semi-detached bungalow with huge potential to expand and update. Offering a linked garage with workshop at the rear, driveway parking and good-sized gardens to the front and rear, this property benefits from 3 double bedrooms, reception and conservatory, plus covered side utility area. With neighbouring properties having benefitted from attic conversions and plenty of options to extend, the potential to add value is vast.

ENTRANCE HALL Double glazed front door opening into a small triangular-shaped entrance hall with doors leading to the sitting room, kitchen and bedroom 3. Neutral decor and carpet. Useful storage cupboard.

SITTING ROOM 14' 5" x 12' 5" (4.4m x 3.8m) Good sized reception room with large double glazed window to the front. Door leading to the rear hallway. Neutral carpet and decor. Electric fireplace and storage heater.

KITCHEN 9' 2" x 8' 10" (2.8m x 2.7m) Centrally located kitchen with double glazed door opening to the side utility/covered area between the main house and garage. Double glazed window to the side. White fitted kitchen with laminate work top. Cream tile-effect flooring and neutral decor. Appliance spaces for oven, dishwasher and washing machine.

UTILITY ROOM Covered area between the main house and garage, useful as a utility area / boot room. UPVC doors opening to the front and rear gardens. Side door opening to the garage / workshop.

REAR HALL Central hall at the rear, with doors leading to the bathroom, WC, beds 1 and 2. Neutral decor and carpet. Small storage cupboard and loft hatch.

BATHROOM / WC Bathroom with separate WC adjacent. Two double glazed windows opening to the side. Green bathroom suite comprising bath with shower above and pedestal basin. Patterned wall tiles and carpet. White toilet in WC. Electric fan heater in bathroom.

BEDROOM ONE 13' 1" x 10' 5" (4m x 3.2m) Large double bedroom with 2 built-in wardrobes for storage. Neutral decor and carpet. Electric storage heater. Sliding double glazed door opening to conservatory.

BEDROOM TWO 10' 2" x 9' 10" (3.1m x 3m) Double bedroom with double glazed window opening to the rear. Neutral carpet and pale pink decor. Electric storage heater.

BEDROOM THREE 10' 2" x 7' 10" (3.1m x 2.4m) Small double or single bedroom with double glazed window to the front. Neutral carpet and patterned wallpaper. Electric storage heater.

CONSERVATORY 9' 6" x 7' 6" (2.9m x 2.3m) Double glazed UPVC conservatory with double doors opening to the rear garden. Cream carpet and brick low walls.

GARAGE 28' 2" x 9' 6" (8.6m x 2.9m) Long single-width garage with work-shop area to the rear. 'Up and over' door to the front and side door to the utility area.

GARDENS The front garden is laid mostly to lawn with mature shrubs, concrete driveway and path to the front door. The rear garden is south-facing and is a mix of lawn, borders and patio areas with a shed and greenhouse.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	49 E	
21-38	F		
1-20	G		

