



## Property Location

This modern four-bedroom detached home is situated in the popular Wyndham Park residential area on the north-eastern side of Yeovil. The property has quick access to lovely countryside walks while the town centre is a short drive away and offers plenty of shops, restaurants and a cinema. Nearby railway links provide fast access to Bristol and Dorchester.

### 73 Raleigh Road, Yeovil, BA21 5FE

Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft  
(Excluding Garage)

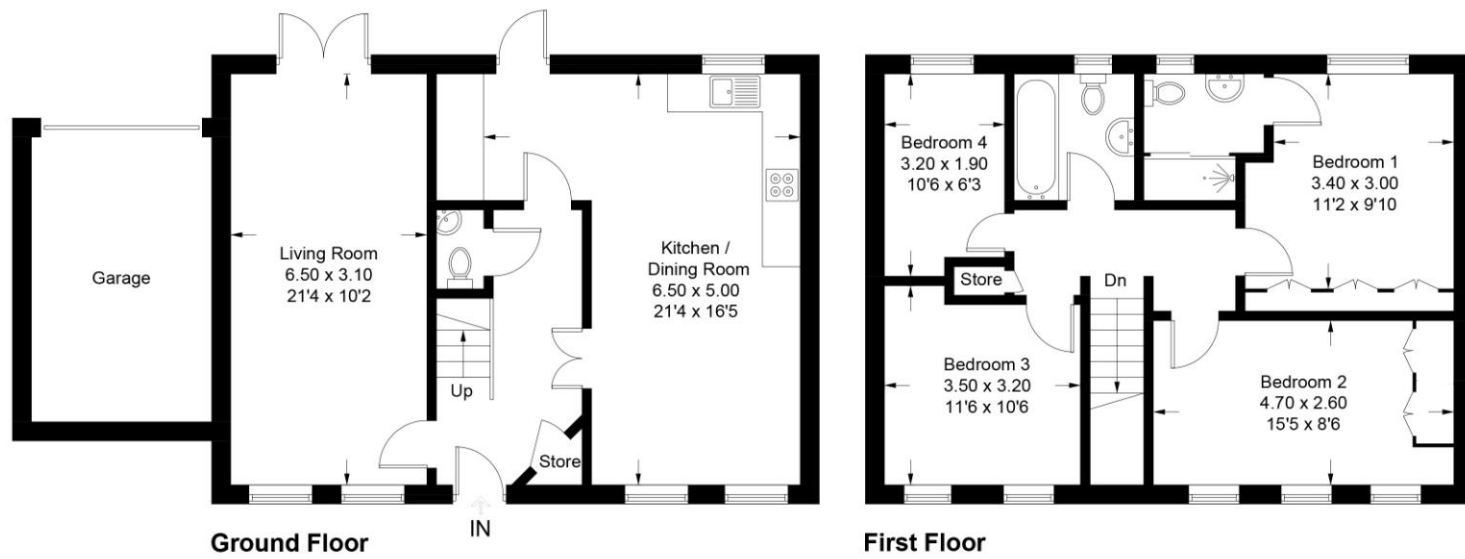


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315497)



**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.

## Raleigh Road, Yeovil

Offers In Region Of £390,000

73 Raleigh Road  
Somerset  
BA21 5FE

**Key features:**

- Spacious Four-Bedroom Detached Property
- Modern Finish Throughout
- Beautifully Landscaped Gardens
- Single Garage
- Off Road Parking for Two Cars
- Ground Floor W/C
- £135 Annual Estate Charge
- Access to Countryside Walks



**Why you'll like it**

This beautifully presented four-bedroom home is situated in the desirable residential area of Wyndham Park in Yeovil. The property features a living room, kitchen/diner, cloakroom, four bedrooms, bathroom, ensuite, garage, off-road parking and landscaped gardens. Within close walking distance of countryside walks while being conveniently close to the town centre. 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 living room, kitchen, cloakroom, storage cupboard and the carpeted stairs which rise ahead to the first floor. Beautiful engineered oak flooring and one radiator.

**LIVING ROOM** 21' 3" x 10' 2" (6.5m x 3.1m) A spacious, dual aspect living room featuring a double-glazed window to the front and French doors opening to the rear garden. Neutral wall decoration and engineered oak flooring. Two radiators.

**KITCHEN/DINER/UTILITY** 16' 4" x 21' 3" (5.0m x 6.5m) A generously proportioned and modern kitchen with a mixture of fitted and wall mounted cabinets and drawers. Ample work surfaces with an inset stainless-steel basin and drainer. Integrated dishwasher, electric oven with gas hob and retractable cooker hood above. Space for undercounter washing machine and dryer. Double glazed window to the front and rear of the property. Ceilings spotlights. Space for a dining table and chairs. Door leading to the rear garden. One radiator.

**CLOAKROOM:** The downstairs cloakroom has a two-piece suite that comprises of a white w/c and corner hand basin. Vinyl flooring and one radiator.

**STAIRS AND LANDING:** The centrally located staircase rises to the first-floor landing which provides access to the four bedrooms, family bathroom, storage cupboard and the loft hatch above. Neutral walls and a white banister. Grey carpet. One radiator.

**BEDROOM ONE** 11' 1" x 9' 10" (3.4m x 3.0m) A double bedroom with a wall-to-wall fitted wardrobe and attached ensuite. Neutrally decorated walls and recently fitted grey carpet. Double glazed window overlooking the rear garden. One radiator.

**ENSUITE** 6' 2" x 6' 10" (1.9m x 2.1m) A three-piece suite comprising of a white w/c, wall mounted hand basin and walk-in shower cubicle. Neutral walls and vinyl flooring. Obscure double-glazed window. One radiator.

**BEDROOM TWO** 15' 5" x 8' 6" (4.7m x 2.6m) A double bedroom with a fitted double wardrobe. Three double glazed windows to the front of the property. Light blue decorated walls and recently fitted carpet. One radiator.

**BEDROOM THREE** 11' 5" x 10' 5" (3.5m x 3.2m) A double bedroom with two double glazed windows to the front of the property. Neutral wall decoration and recently fitted grey carpet. One radiator.

**BEDROOM FOUR** 10' 5" x 6' 2" (3.2m x 1.9m) A single bedroom or the perfect home office space. Double glazed window to the rear of the property. Peach coloured walls and wooden laminate flooring. One radiator.

**FAMILY BATHROOM** 6' 2" x 6' 10" (1.9m x 2.1m) A modern family bathroom fitted with a three-piece suite that comprises of a white w/c, hand basin and bathtub. Partial tiled walls and vinyl flooring. Obscure double-glazed window to the rear of the property. One radiator.

**GARAGE** 21' 3" x 8' 2" (6.5m x 2.5m) Attached single garage with an up-and-over style door to the front.

**OUTSIDE:** To the front of the property is a gated garden filled with a healthy mixture of plants, flowers and shrubs. Small seating area and outside lighting. To the rear of the property is a beautifully landscaped private and enclosed garden which is laid mostly to lawn and patio. Plentiful raised beds hosting colourful plants and flowers. Two sheltered seating areas. Side gate access to the single garage and driveway suitable for two cars.



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

