

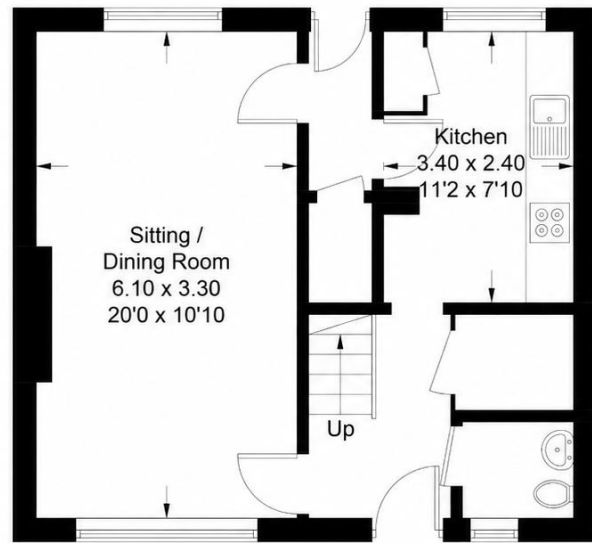


Property Location

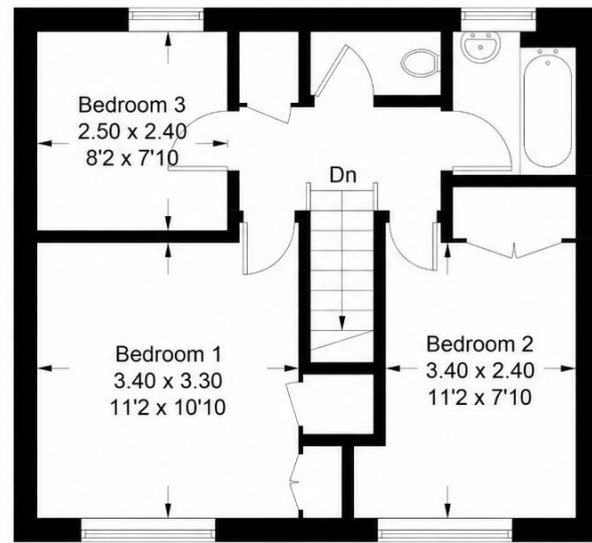
This 3-bedroom house is located in Vale Road, on the eastern side of Yeovil, within easy walking distance of local schools, shops and trading estates. The town centre with its many amenities including cinema and District Hospital is a 5-minute drive away.

39 Vale Road, Yeovil, Somerset, BA21 5HN

Approximate Gross Internal Area = 83.2 sq m / 895 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311784)



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.

Vale Road, Yeovil

£230,000



39 Vale Road
Yeovil
BA21 5HN

Key features:

- Gas Central Heating
- Gardens
- Security Alarm
- Three Double Bedrooms
- Downstairs Cloakroom
- Plenty Of Storage Throughout
- Close to Local Schools
- Modern Presentation
- No Chain



SITTING/DINING ROOM 20' 0" x 10' 9" (6.1m x 3.3m) Spacious living space with double glazed windows to the front and rear. Sitting and dining areas. Neutral decor and dark grey carpet. Two radiators.

CLOAKROOM Ground floor WC with white toilet and hand wash basin. Double glazed window to the rear. Neutral decor and grey tiled floor with electric underfloor heating.

STAIRS AND LANDING Central staircase rising to the first floor landing which is bright and airy. Neutral decor and dark grey carpet. Airing cupboard housing the Baxi gas boiler. Loft hatch (the attic space is part-boarded).

BEDROOM ONE 11' 1" x 10' 9" (3.4m x 3.3m) Good sized double bedroom with double glazed window to the front. Neutral decor and dark grey carpet. Built in over-stairs cupboard and wardrobe. Radiator.

BEDROOM TWO 11' 1" x 7' 10" (3.4m x 2.4m) Double bedroom with double glazed window to the front. Neutral decor and dark grey carpet. Fitted wardrobe and radiator.

BEDROOM THREE 8' 2" x 7' 10" (2.5m x 2.4m) Small double or good sized single bedroom with double glazed window to the rear. Neutral decor and dark grey carpet. Radiator.

BATHROOM & WC Family bathroom with white bath and sink with fitted cupboard beneath. Wood effect vinyl flooring and white tiled walls with dark blue features. Double glazed window to the rear. Radiator. Separate WC with double glazed window to the rear. White toilet and decor. Wood effect vinyl flooring and radiator.

OUTSIDE The front and rear gardens are both low maintenance, being fully gravelled with paved paths. The rear is fully enclosed with gate access. Large wooden shed to the rear.



Why you'll like it

Spacious 3-bedroom semi-detached family home, smartly presented with gardens to front and rear. Close to local schools, shops and employment centres. Modernised with gas central heating, underfloor heating (downstairs) and security alarm.

ENTRANCE HALL White double glazed door opening to a front entrance hallway, with doors leading to the kitchen and sitting room plus under stairs cupboard. The property has been newly redecorated throughout in neutral 'Egyptian Cotton'. Grey tiled floor with electric underfloor heating installed beneath. Large cupboard for storage, also containing the electric consumer unit.

KITCHEN 11' 1" x 7' 10" (3.4m x 2.4m) Modern and bright kitchen fitted with a range of white units with chrome bar handles and black laminate worktop. Double glazed window to the front and internal white doors from the front hall and to the rear hall. All internal doors are white painted. Integrated electric oven, hob and extractor fan. Appliance spaces for washing machine, dishwasher and fridge freezer. Neutral decor and grey tiled flooring with electric underfloor heating. Radiator. Fitted larder cupboard.

REAR HALL To the rear of the kitchen there is a bright hallway with double glazed door leading to the rear garden, stairs rising to the first floor and doors to the sitting/dining room, WC and large walk-in storage cupboard. Neutral decor and grey tiled flooring with electric underfloor heating. Radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

