



Kite Place, Brympton, Yeovil, BA22 8BS

welcome to

Kite Place, Brympton, Yeovil

A modern three bedroom semi detached family home, situated within the desirable Brympton Development. The accommodation is presented in excellent decorative order boasting a wealth of space, natural light and new flooring throughout. Externally benefitting allocated parking & enclosed rear garden.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor with understairs storage cupboard. Radiator.

Downstairs Cloakroom

Double glazed window to the front. Suite comprising wash hand basin with tiled splashback and WC. Radiator.

Lounge

16' 4" x 9' 10" (4.98m x 3.00m)

Double glazed windows to the rear and side, overlooking to the garden. Aerial point. Radiator. Double glazed door to the rear, opening to the rear garden.

Fitted Kitchen/ Diner

16' 9" x 9' 4" (5.11m x 2.84m)

A lovely light room with double glazed windows to the front and rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over and electric oven below. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for dining table and chairs. Radiator.

First Floor Landing

Double glazed window to the front. Airing cupboard.

Bedroom One

13' 8" max x 8' 7" min (4.17m max x 2.62m min)

Double glazed windows to the side and rear. Space for free standing furniture. Radiator.

Bedroom Two

12' 1" max x 9' 9" max (3.68m max x 2.97m max)

Double glazed window to the rear overlooking the garden. Space for free standing furniture. Radiator.

Bedroom Three

8' 11" x 8' 8" (2.72m x 2.64m)

Double glazed window to the front. Radiator.

Bathroom

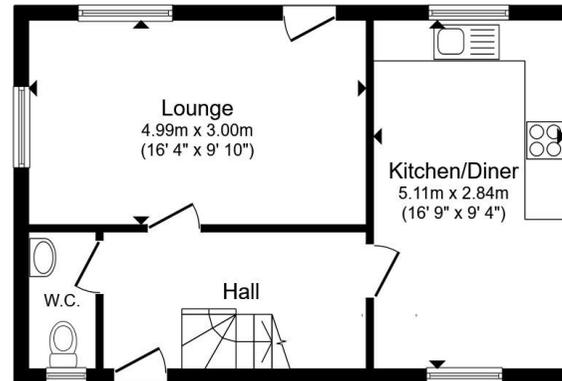
Double glazed window to the front. Suite comprising enclosed bath with shower over, wash hand basin and WC. Extractor fan. Radiator.

Rear Garden

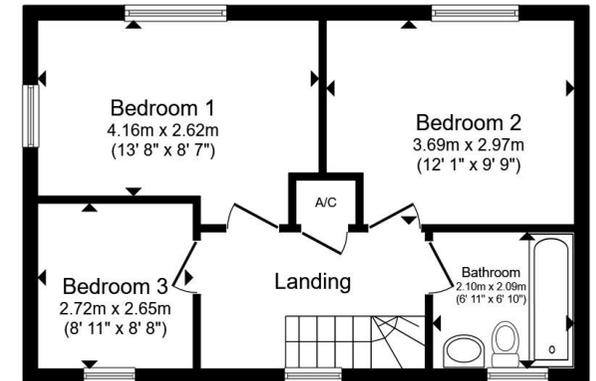
A fully enclosed rear garden, laid part to lawn with a lovely paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. Garden shed and outside tap. Gated side access, leading to the front entrance.

Parking

There is one allocated parking space to the front of the property.



Ground Floor



First Floor

Total floor area 81.0 m² (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online fox-and-sons.co.uk/Property/YEO108730



welcome to

Kite Place, Brympton, Yeovil

- Semi Detached Family Home
- Three Bedrooms
- Excellent Decorative Order Throughout
- Allocated Parking
- Enclosed Rear Garden

Tenure: Leasehold EPC Rating: B

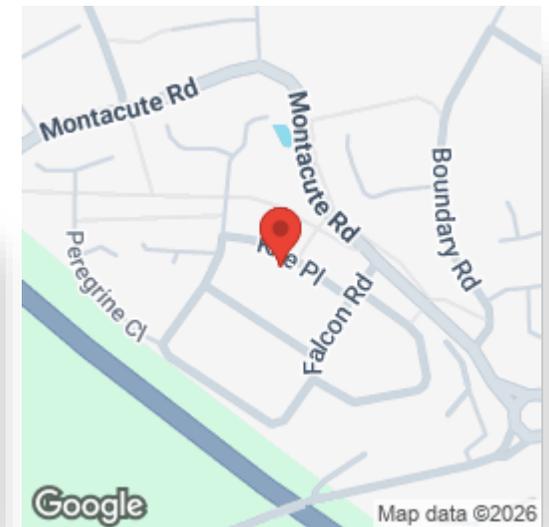
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108730



Property Ref:
YEO108730 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk