



Highfield Road, Yeovil, BA21 4RP

welcome to

Highfield Road, Yeovil

A detached two bedroom family home, offered for sale with no onward chain, situated within a popular residential area of Yeovil and close to many local amenities. The accommodation boasts a wealth of space and natural light throughout and externally benefitting driveway parking and garage.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

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

Lounge

14' 3" exc box window x 9' 9" max (4.34m exc box window x 2.97m max)

Double glazed box bay window. Aerial point.

Radiator. Double doors to the rear opening into:

Kitchen/ Diner

13' 9" x 13' 7" (4.19m x 4.14m)

Double glazed window to the rear overlooking the garden. 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 electric hob with cooker hood over and electric oven below. Plumbing for washing machine. Space for fridge/freezer. Storage cupboard. Space for dining table and chairs. Radiator. Double glazed French doors to the rear, opening to the garden.

First Floor Landing

Double glazed window to the side. Access to the loft space.

Bedroom One

14' 2" x 12' 6" (4.32m x 3.81m)

Double glazed window to the front. Two built in wardrobes. Space for free standing furniture. Radiator.

Bedroom Two

12' 8" x 7' 9" (3.86m x 2.36m)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower over, enclosed shower cubicle, wash hand basin inset to vanity unit and WC. Shaver point. Radiator.

Garage

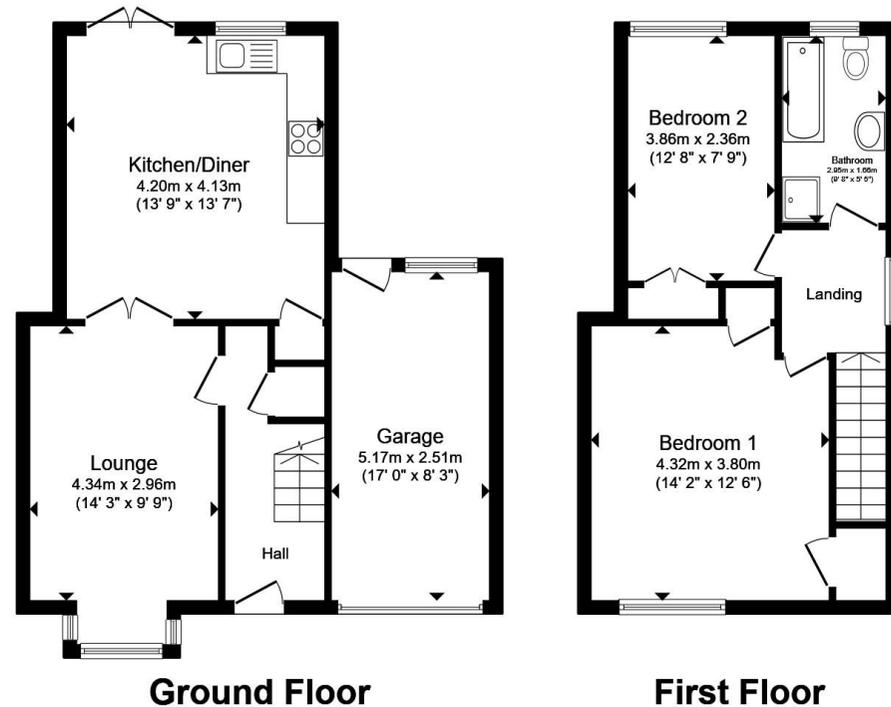
Up and over door to the front. Power and light.

Front Garden

Access via a block paved driveway, leading to the garage and providing off road parking. Steps then leading up to the front entrance with the garden laid to shingle.

Rear Garden

A good size enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. The garden is bordered with a variety of mature trees and shrubs. Garden shed and outside tap.



Total floor area 92.2 m² (993 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

 fox & sons



view this property online fox-and-sons.co.uk/Property/YEO108837



welcome to

Highfield Road, Yeovil

- Detached Family Home
- Two Double Bedrooms
- Spacious Accommodation
- Garage & Driveway Parking
- Good Size Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£245,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108837



Property Ref:
YEO108837 - 0003

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