

for sale

offers over **£240,000**



## Evesham Avenue Yeovil BA21 3SP

Three-bedroom home offered with no onward chain, featuring a spacious lounge/diner, conservatory, fitted kitchen, and an enclosed rear garden. Benefits include a driveway, garage, and versatile living space throughout, with excellent potential for modernisation.

# Evesham Avenue Yeovil BA21 3SP

This well-presented home is offered to the market with no onward chain, making it an ideal opportunity for buyers looking for a straightforward purchase. The property is entered via a welcoming entrance hall, complete with a staircase rising to the first floor and access through to the kitchen and the spacious lounge/diner, creating a practical and easy-flowing layout.

Externally, the property benefits from a front garden with a driveway providing off-road parking leading to a garage with an up and over door. Additional features include a picket fence boundary and outside tap. To the rear, the enclosed garden offers a combination of patio, lawn, and gravel areas, along with established shrubs and planting, side access, and a door into the garage.

The property presents an excellent opportunity for buyers to modernise and personalise to their own taste, with scope to update the kitchen, bathroom, and overall décor. With its solid layout, good-sized rooms, and desirable features, this home offers great potential to create a stylish and comfortable living space tailored to individual needs.



## **Entrance Hall**

Welcoming entrance hall featuring a front-facing door, radiator, and staircase rising to the first floor, with access provided to the kitchen and lounge/diner.

## **Lounge/Diner**

Spacious lounge/diner featuring a double glazed window to the rear, two radiators, and a double glazed door leading to the conservatory. Further benefits include a gas fireplace and TV point.

## **Conservatory**

UPVC-built conservatory with an attractive outlook over the garden, featuring a radiator and a double glazed door to the side providing direct access to the garden.

## **Kitchen**

Fitted kitchen comprising a range of wall and base units with worktops over, double glazed window to the front, and part tiled walls. Space provided for an oven, fridge/freezer, and washing machine. Further benefits include a Worcester boiler.

## **Landing**

Landing featuring a storage cupboard and loft access, with doors leading to the bedrooms and shower room.

## **Bedroom One**

A spacious and well-presented principal bedroom featuring a built-in single wardrobe, two double glazed windows to the front allowing for an abundance of natural light, and a radiator.

## **Bedroom Two**

A well-proportioned second bedroom featuring a double glazed window to the rear, providing a pleasant outlook and good natural light, along with a radiator. Ideal as a guest room, double bedroom, or home office.

## **Bedroom Three**

Well-proportioned third bedroom featuring a double glazed window to the rear, allowing for plenty of natural light, and a radiator. Ideal for use as a single bedroom, home office, or nursery.

## **Shower Room**

Shower room comprising a shower cubicle with electric shower, low level W/C, and wash hand basin. Includes a heated towel rail, double glazed window to the side, and part tiled walls.

## Outside

### Front Garden

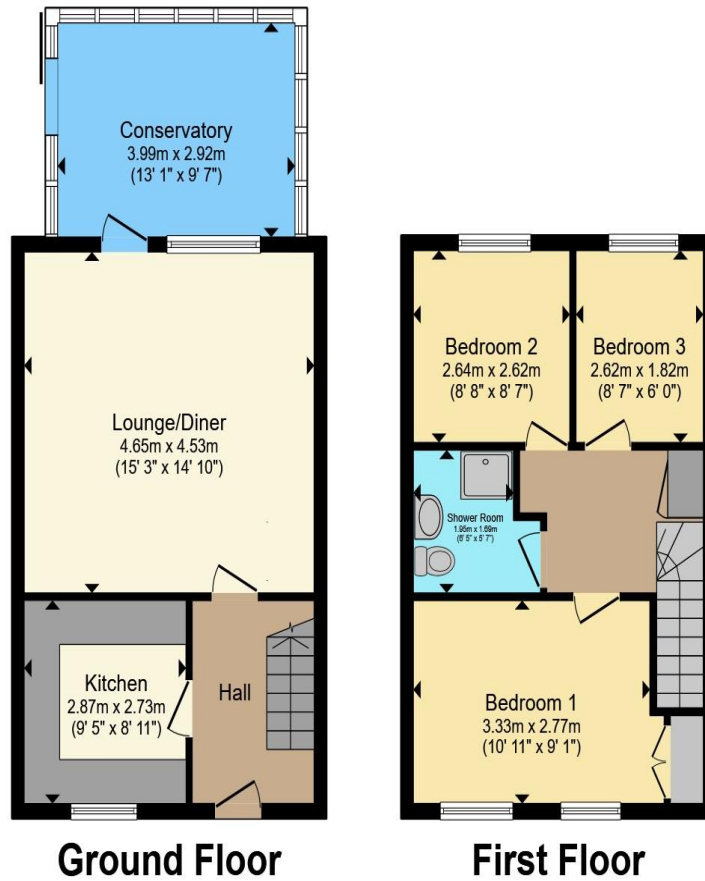
The front garden features a driveway providing off-road parking, leading to a garage with an up and over door. Additionally, the front of the property benefits from an outside tap.

### Rear Garden

Enclosed rear garden featuring a patio area, lawn, and gravel section, complemented by a variety of shrubs and plants. Benefits from side access, a door leading to the garage, a water butt, and fencing to boundaries.







Total floor area 86.1 m<sup>2</sup> (927 sq.ft.) approx

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Property Ref: YOY314140 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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