

for sale

offers in excess of **£170,000**



Nelson Way Yeovil BA21 5DT

This well-presented coach-house offers light and practical accommodation, including two bedrooms, a spacious lounge and a fitted kitchen. The property further benefits from a private garage with driveway parking, double glazing throughout and a convenient internal layout.

Nelson Way Yeovil BA21 5DT

Offered to the market with no onward chain and vacant possession, this attractive coach-house provides well-proportioned accommodation comprising two bedrooms, a comfortable lounge and a fitted kitchen, all arranged within a practical layout suited to modern living. Double glazing and gas central heating contribute to a comfortable internal environment throughout.

Externally, the property benefits from a private garage with an up-and-over door, along with driveway parking for one vehicle.

Located within the BA21 area of Yeovil, the property is well placed for access to local amenities, transport links and Yeovil town centre, making it a convenient option for first-time buyers, professionals or investors.



Entrance Hall

The entrance hall provides a practical and welcoming introduction to the property. With space for coats and shoes, it benefits from two radiators that help keep the area warm and comfortable. A door leads directly into the garage, offering convenient internal access and additional practicality, particularly for storage or day-to-day use.

Lounge

The lounge is a light and airy living space, benefitting from double-glazed windows to both the front and rear aspects, allowing plenty of natural light throughout the day. Two radiators provide efficient heating, making this a comfortable and versatile room suitable for both relaxing and entertaining.

Kitchen

The kitchen is fitted with a range of wall and base units, complemented by worktops to provide practical preparation space. A double-glazed window to the front aspect allows for natural light, creating a bright working environment. The kitchen is equipped with a stainless steel sink and drainer, gas hob with oven below and an extractor cooker hood above. A radiator provides heating, and the boiler is neatly housed within the space. The sale includes the fridge freezer and washing machine, which are neatly accommodated within designated areas, ensuring the room is well laid out for everyday use.

Hallway

The hallway offers a simple and functional connecting space within the property, providing access to the main rooms. A radiator helps maintain a comfortable temperature, and the layout allows for easy movement through the home.

Bedroom One

Bedroom one is a comfortable and well-proportioned room, featuring a double-glazed window to the rear that provides natural light while maintaining a quiet and private feel. A radiator ensures the room is kept warm, making it a practical and inviting space suitable for bedroom furniture and everyday use.

Bedroom Two

Bedroom two is a well-presented room, featuring a double-glazed window to the rear that allows in natural light while offering a quieter outlook. A radiator provides heating, making this a comfortable and practical space suitable for use as a bedroom, guest room or home office.

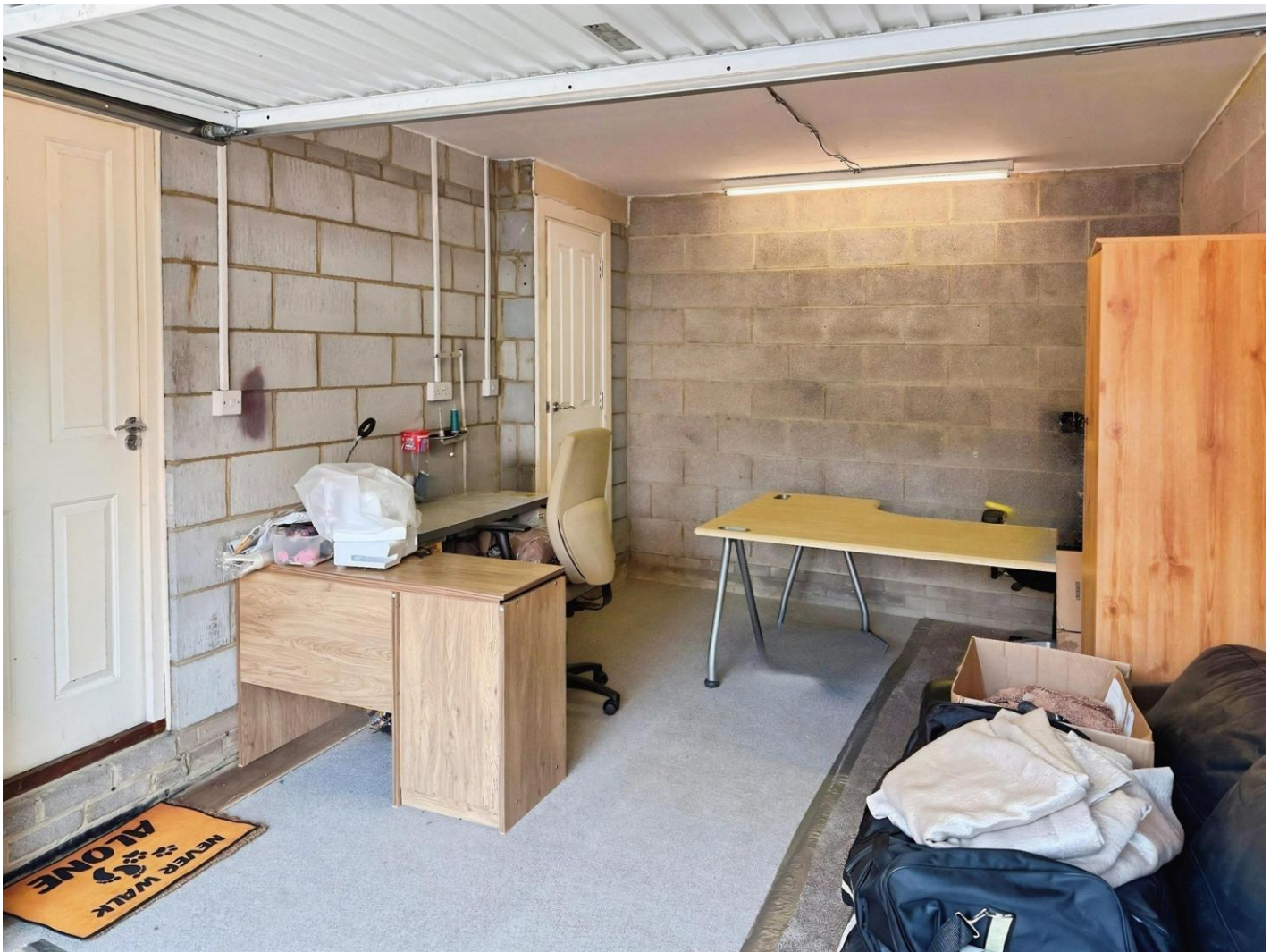
Bathroom

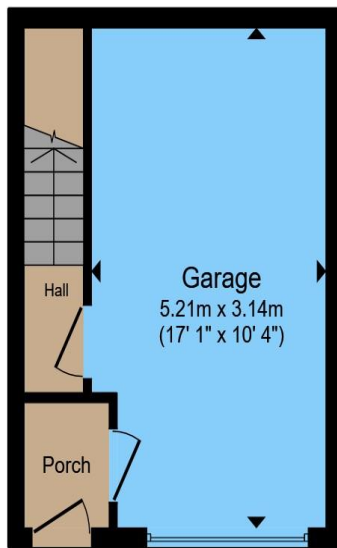
The bathroom is fitted with a modern white suite, comprising a bath with a rainfall shower over for everyday convenience. A double-glazed window to the front allows for natural light and ventilation, further assisted by an extractor fan. The room also features a wash hand basin and W/C, along with a heated towel rail for added comfort. Tiling to the splashback areas provides a practical and easy-to-maintain finish.

Parking / Garage

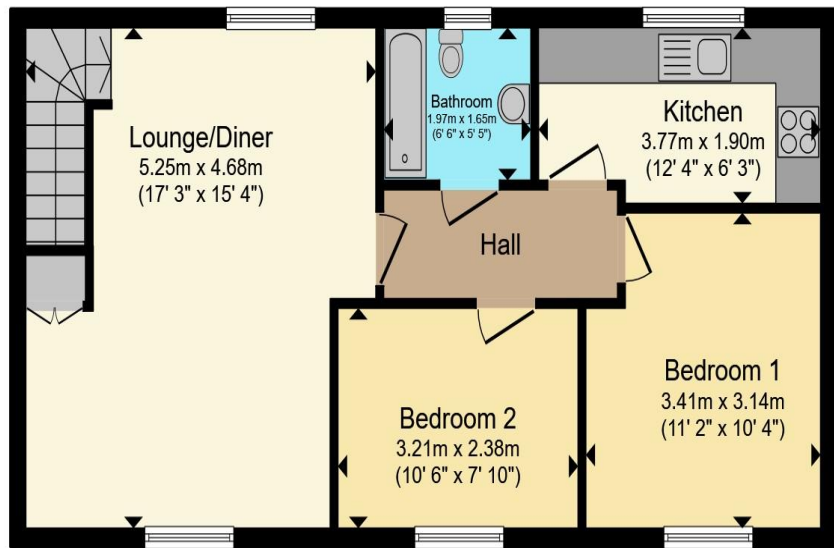
The garage is fitted with an up-and-over door, providing secure parking or useful additional storage. In front of the garage is a private driveway offering off-road parking for one vehicle.







Ground Floor



First Floor

Total floor area 79.3 m² (854 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



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Property Ref: YOV314209 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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