

Connells

Camborne Place
Yeovil

# Camborne Place
# Yeovil BA21 5DQ

for sale
**£150,000**







## Property Description

This three-bedroom home offers well-proportioned accommodation throughout, combining character features with practical living spaces. The property benefits from multiple reception rooms, including a comfortable lounge and separate dining room, both featuring attractive fireplaces, creating a warm and inviting feel.

To the first floor are three bedrooms, all enjoying good natural light, along with a family bathroom fitted with a modern suite. Externally, the property offers a generously sized rear garden, mainly laid to lawn, established planting, and shared rear access, making it ideal for both relaxing and entertaining.

Situated in Yeovil, the property is conveniently located for a range of local amenities including shops, schools, and transport links. Yeovil is a popular Somerset town offering a blend of countryside surroundings with everyday convenience, as well as good road connections to surrounding towns.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

## Inner Hall

Inner Hall positioned at the front of the property, featuring a radiator and access via the front door.

## Lounge

A well-proportioned reception room with a double glazed window to the rear, feature fireplace, TV point, and radiator.

## Dining Room

A well-proportioned reception room featuring two double glazed windows to the front, a radiator, useful storage cupboard, and a feature fireplace.

## Kitchen

Kitchen fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer. There are designated spaces for a fridge freezer and washing machine, part tiled walls, and double glazed windows to the front and side. A door provides access to the side of the property.

## Landing

A bright space with two double glazed windows to the side, allowing for plenty of natural light.

## Bedroom One

A spacious and well-presented double bedroom benefiting from dual aspect double glazed windows to the side and rear, allowing for an abundance of natural light, and featuring an attractive fireplace creating a focal point to the room.

## Bedroom Two

A comfortable bedroom featuring a double glazed window to the front, allowing for plenty of natural light, and a radiator.

## Bedroom Three

Bedroom featuring a double glazed window to the rear, built-in cupboard providing useful storage, and a radiator.

## Bathroom

Bathroom fitted with a suite comprising a bath with shower over, wash hand basin and low level WC. The room benefits from a double glazed window to the front, a radiator, part tiled walls, and a built-in cupboard providing useful storage.

## Outside

## Rear Garden

A generously sized outdoor space mainly laid to lawn. The garden is enclosed by fencing, with a variety of shrubs and planting, and benefits from shared rear access.







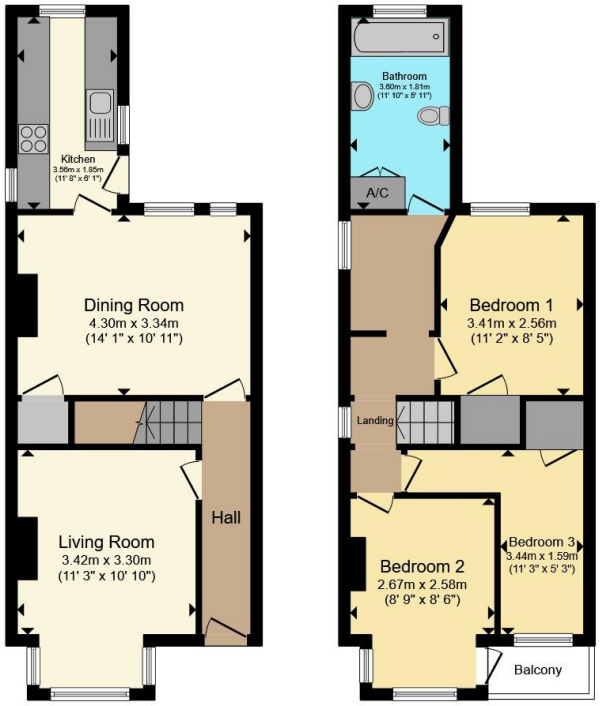









22
24




Total floor area 84.3 m² (907 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

Connells

To view this property please contact Connells on

**T 01935 431 129**
**E yeovil@connells.co.uk**

1-3 Princes Street
YEOVIL BA20 1EW

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

**view this property online connells.co.uk/Property/YOV313670**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.