

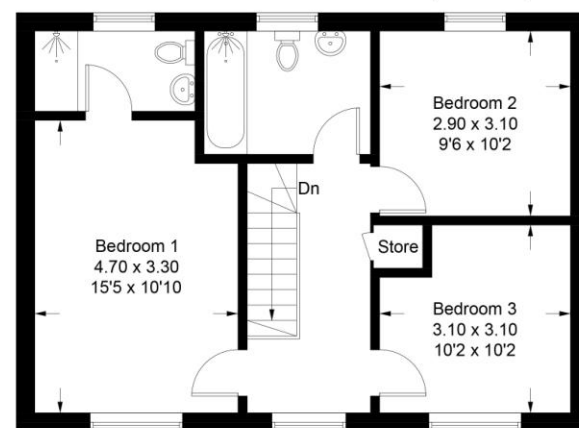


Property Location

This modern three-bedroom detached property is situated in the desirable Brimsmore estate on the north-western side of Yeovil. Within walking distance of local schools and shops. Yeovil town centre is a 10-minute drive away and offers plenty of shops, restaurants and a cinema amongst other amenities.

8 Hillrick Crescent, Yeovil, BA21 3FL

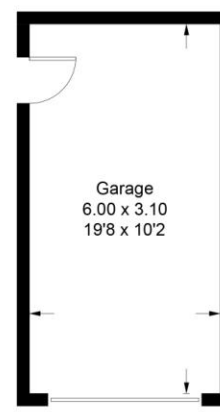
Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 127.2 sq m / 1369 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280899)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Hillrick Crescent, Yeovil

Offers In Region Of £400,000

Martin & Co Yeovil

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T: 01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>



8 Hillrick Crescent Yeovil BA21 3FL

Key features:

- Immaculate Detached Property
- Desirable Residential Area
- Three Double Bedrooms
- Ideal Family Home
- Driveway Parking for Three Cars
- Ground Floor W/C
- Single Garage
- South Facing Garden
- Close to Local School and shops

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This immaculate three-bedroom detached property is situated in the modern Brimsore residential estate in Yeovil. The home features a dual aspect living room, kitchen/diner, utility, cloakroom, three double bedrooms, ensuite, family bathroom, private garden, single garage and driveway parking on both sides of the property. Would make the perfect family home. Early viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into the spacious entrance hall which provides access to the living room, kitchen, cloakroom, understairs storage space and the stairs which rise ahead to the first floor. The hall has neutrally decorated walls and vinyl flooring. Ceiling spotlights. One radiator.

LIVING ROOM 20' 4" x 10' 9" (6.2m x 3.3m) The dual-aspect living room boasts a centrally positioned mantelpiece and log burner as well as double glazed French doors leading to the rear garden. The living room is neutrally decorated and has grey carpet. Chandelier and wall mounted lighting. Double glazed window to the front of the property. Two radiators.

KITCHEN/DINER 20' 0" x 10' 2" (6.1m x 3.1m) This modern and sleek kitchen has plentiful, white cabinets and drawers. White work surfaces and matching splashguards with inset stainless-steel basin and drainer. Integrated fridge/freezer, dishwasher, double electric oven, induction hob with cooker hood above. Ample space for dining table and chairs. The kitchen has neutral walls and white tiled flooring. Double glazed French doors opening to the rear garden. Ceiling spotlights. One radiator.

UTILITY ROOM 6' 6" x 6' 6" (2.0m x 2.0m) A convenient utility room adjacent to the kitchen. The utility has white cabinets and work surfaces with inset basin and drainer. Space and plumbing for a washing machine and dryer. Neutral walls and white tiled flooring. Ceiling spotlights. Double glazed door leads to the rear garden.

CLOAKROOM 6' 6" x 2' 11" (2.0m x 0.9m) The downstairs cloakroom comprises of a two-piece suite with white w/c and wall mounted hand basin. Neutral two-toned walls and white tiled flooring. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three double bedrooms, family bathroom, airing cupboard and the loft hatch above. The landing has light purple walls and grey carpet. Double glazed window to the front of the property and ceiling spotlights. One radiator.

MASTER BEDROOM 15' 5" x 10' 9" (4.7m x 3.3m) The generous master bedroom features a built-in wardrobe and attached ensuite. Neutral decoration and grey carpet. Double glazed window. One radiator.

ENSUITE 8' 6" x 4' 3" (2.6m x 1.3m) Directly adjacent to the master bedroom is a good-sized ensuite which has a three-piece suite consisting of white w/c, wall mounted hand basin and shower cubicle. Fully tiled walls and flooring. Heated towel rail and wall mounted lighting. Frosted double glazed window.

BEDROOM TWO 10' 2" x 9' 6" (3.1m x 2.9m) A double bedroom with double glazed window to the rear of the property. Neutral walls and grey carpet. One radiator.

BEDROOM THREE 10' 2" x 10' 2" (3.1m x 3.1m) A double bedroom with double glazed window. Neutrally decorated walls and grey carpet. One radiator.

FAMILY BATHROOM 8' 10" x 6' 2" (2.7m x 1.9m) The family bathroom has a three-piece suite comprising of a white w/c, wall mounted hand basin and bathtub with fitted shower unit above. Fully tiled walls and flooring. Obscure double-glazed window. Ceiling spotlights and heated towel rail.

GARAGE 19' 8" x 10' 2" (6.0m x 3.1m) A detached single garage with an up-and-over style door and access to the rear garden. Electric supply and above-rafter storage.

OUTSIDE: To the front of the property is driveway parking on both sides which is suitable for three cars. Access to the garage. To the rear of the property is a landscaped, south-facing garden laid mostly to lawn and patio. Raised bed borders and decking. Access to the front of the property on both sides. Wall mounted lighting. Garden shed. Water and electrical outlets.

