



Property Location

This three-bedroom detached home is situated in the popular Preston Grove residential area near the centre of Yeovil. The property benefits from being within walking distance of the town centre which has plenty of amenities including shops, restaurants and a cinema. Schools and doctors' surgeries are nearby. Penn Mill railway station provides links to Bristol and Dorchester.

27 Preston Grove, Yeovil, BA20 2BG

Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft
Garage = 16.2 sq m / 174 sq ft
Total = 133.1 sq m / 1432 sq ft

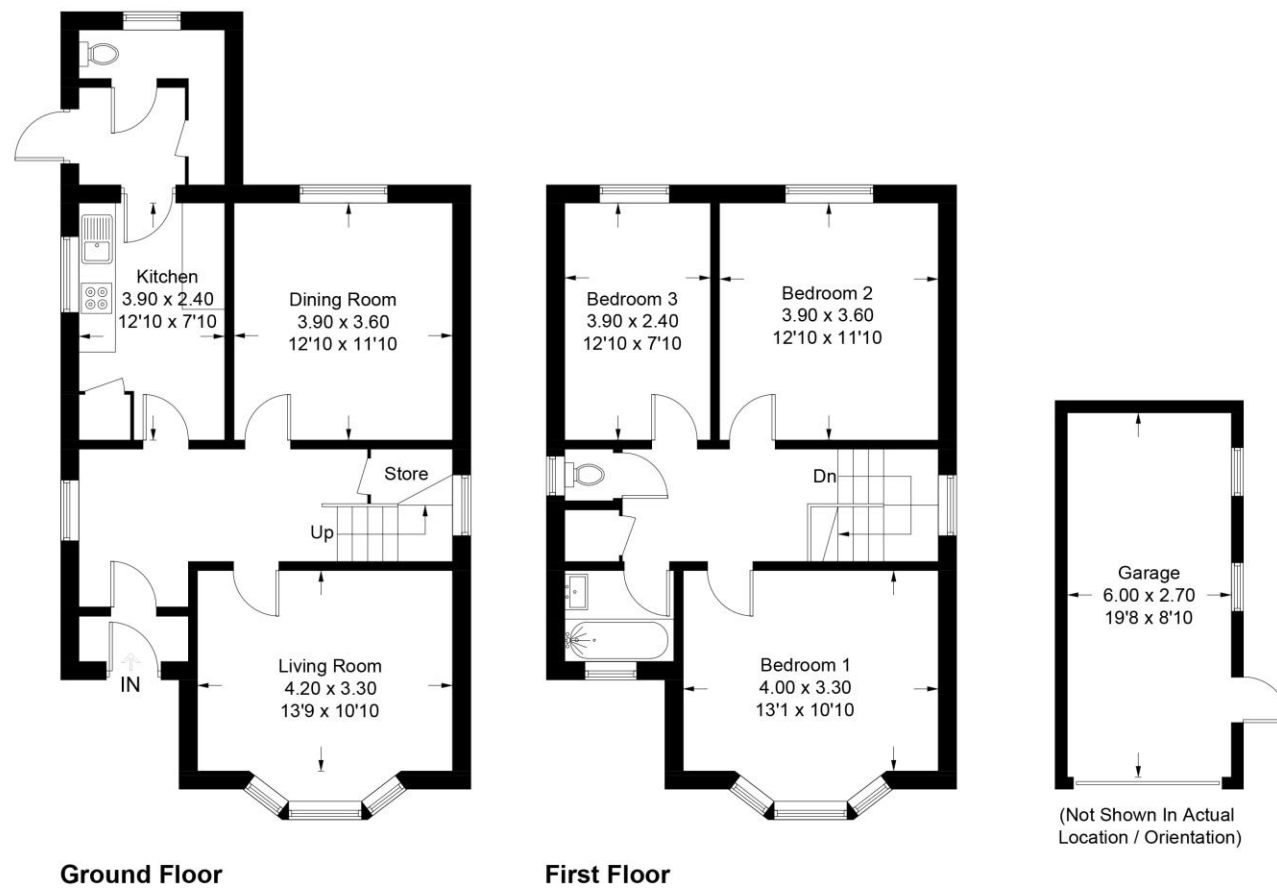


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325001)



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.



Preston Grove, Yeovil

Offers In Region Of £260,000

27 Preston Grove BA20 2BG

Key features:

- Spacious Three Bedroom Detached Property
- Desirable Location
- Close To Town Centre
- No Chain
- Private South-Facing Garden
- Ground Floor W/C
- Scope for Possible Extension
- Log Burner
- Generously Proportioned Throughout
- Single Garage and Off-Road Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	71 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This charming three-bedroom detached family home is situated in the popular Preston Grove residential area of Yeovil. The property features a porch, sitting room, dining room, kitchen, utility, three double bedrooms, bathroom, W/C, off-road parking, garage and south-facing gardens. The property boasts many period features such as original stain glass windows, fireplaces and wooden flooring. The property is in need of some redecoration and modernising throughout but has plenty of potential for adding value. Would make the perfect family home. Viewing is highly recommended.

PORCH: A porch entrance before continuing through to the hallway. Stain glass door and windows.

ENTRANCE HALL: Upon entering the property, you are welcomed into a spacious entrance hall which provides access to the sitting room, dining room, kitchen, storage cupboard and the switch-back staircase which rises to the first floor. Neutral wall decoration and wooden flooring. Stain glass window to the side of the property. One radiator.

SITTING ROOM 13' 9" x 10' 9" (4.2m x 3.3m) A generous sitting room with a centrally positioned cast-iron wood burning stove and a secondary glazed bay window to the front of the property. Neutrally decorated walls and wooden flooring. Two radiators.

KITCHEN 7' 10" x 12' 9" (2.4m x 3.9m) A galley kitchen with fitted wooden cabinets and drawers. Ample work surfaces with an inset stainless-steel basin and drainer. Space for a freestanding fridge/freezer and oven. Tiled splashguards and flooring. Attached larder and access to the utility. Window to the side of the property. One radiator.

DINING ROOM 12' 9" x 11' 9" (3.9m x 3.6m) The dining room has a large double-glazed window that overlooks the rear garden. Wallpapered walls and wooden flooring. Space for dining table and chairs. One radiator.

CLOAKROOM/ UTILITY: Adjacent to the kitchen is the utility which is fitted with a white w/c and wall mounted hand basin. Space and plumbing for a washing machine and tumble dryer. Housing for the combi boiler. White walls and tiled flooring. Obscure window to the rear of the property.

STAIRS AND LANDING: The carpeted switch-back staircase rises to the first-floor landing which provides access to the three double bedrooms, bathroom, w/c, airing cupboard and the loft hatch above. The loft is boarded and has a drop-down ladder. Understairs storage cupboard with a floor safe. Secondary glazed window to the side. Neutral wall and carpet flooring. One radiator.

BEDROOM ONE 13' 1" x 10' 9" (4.0m x 3.3m) A double bedroom with a bay window to the front of the property. Built-in wardrobe. Wallpapered walls and carpet flooring. One radiator.

BATHROOM 5' 6" x 4' 11" (1.7m x 1.5m) The bathroom is fitted with a two-piece suite comprising of a white wall-mounted hand basin and bathtub. Neutral walls and obscure double-glazed window to the front of the property.

W/C: A separate W/C room that has wallpapered walls and carpet flooring. Obscure double-glazed window to the side of the property.

BEDROOM TWO 11' 9" x 12' 9" (3.6m x 3.9m) A double bedroom with a large double-glazed window overlooking the rear garden. Neutrally decorated walls and beige carpet. One radiator.

BEDROOM THREE 7' 10" x 12' 9" (2.4m x 3.9m) A double bedroom with neutrally decorated walls and brown carpet flooring. Double glazed window to the rear of the property. One radiator.

GARAGE 19' 8" x 8' 10" (6.0m x 2.7m) A single detached garage with an up-and-over style door to the front. Window and door to the side.

OUTSIDE: To the front of the property is driveway parking and lawn area. Paved access to front entrance and side of the property. To the rear is a private and enclosed south-facing garden which is laid to lawn. Peaceful suntrap perfect for outdoor entertaining. Access to the garage.

