



Sparrow Road, Yeovil BA21 4BT

welcome to

Sparrow Road, Yeovil

A detached family home, offered for sale with no onward chain and located within close proximity the Yeovil Town centre and hospital. The accommodation is in need of full renovation and offers a wealth of space, versatility and natural light throughout.



Auctioneer's Comments

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Entrance

Double glazed door to the front, opening into:

Entrance Hall

An open and light hallway with stairs rising to the first floor. Double glazed windows to the front.

Downstairs Cloakroom

Double glazed window to the front. Suite comprising wash hand basin and WC.

Kitchen

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing or integrated appliances with cooker hood. Plumbing for washing machine and dishwasher. Door to the side, opening into:

Lean To

Sliding patio doors and a further single door to the side, opening to the side garden.

Study

Double glazed window to the side. Fitted cupboard. Door opening into the garage.

Sitting Room

Double glazed bay window to the rear, overlooking the garden. Feature fireplace.

Dining Room

Double glazed windows to the rear. Feature fireplace. Door to the rear, opening into:

Conservatory

A good size conservatory with double glazed windows to the rear and side. Double glazed French doors to the rear, opening to the garden.

First Floor Landing

Double glazed window to the side. Airing cupboard. Stairs rising to the second floor.

Bedroom One

Double glazed windows to the rear and side, overlooking the garden. Space for free standing furniture.

Bedroom Two

Double glazed window to the rear, overlooking the garden. Built in wardrobe. Space for free standing furniture.

Bedroom Three

Double glazed windows to the front and side. Built in wardrobe. Space for free standing furniture.

Bathroom

Double glazed window to the front. Plumbing for bathroom suite.

Shower Room

Double glazed window to the front.

Cloakroom

Double glazed window to the side. WC.

Second Floor Landing

Sky light window.

Loft Room One

Two sky light windows. Spray form insulation. Eaves storage.

Loft Room Two

Sky light window. Spray form insulation. Eaves storage.

Garage

Double doors to the front. Door to the rear, opening into the study.

Front Garden

Access via a block paved driveway, leading to the garage and providing ample off road parking. Gated side access, leading to the rear garden.

Rear Garden

A good size enclosed garden, laid to lawn with mature tree and plant borders.



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Sparrow Road, Yeovil

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Family Home
- In Need of Full Renovation Throughout

Tenure: Freehold EPC Rating: Awaited

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEO109229 - 0004

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