



Clifton Close, YEOVIL, BA21 5LB

welcome to

Clifton Close, YEOVIL

A 3 bedroom semi detached family home, offered for sale with no onward chain, situated within a popular residential of Yeovil & close to many local amenities. The accommodation offers a wealth of space, versatility & natural light throughout & externally boasting driveway, garage & good size gardens



Entrance

Double glazed door to the side, opening into:

Entrance Porch

Inset spotlight to the ceiling. Door opening into:

Downstairs Cloakroom

Double glazed window to the side. Suite comprising wash hand basin inset to vanity unit and WC. Plumbing for washing machine and tumble dryer. Inset spotlights to the ceiling. Extractor fan.

Entrance Hall

Stairs rising to the first floor. Electric wall heater.

Fitted Kitchen

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric oven below. Plumbing for dishwasher. Integrated fridge. Door opening to:

Dining Room

Double glazed window to the rear. Contemporary wall mounted electric fire. Space for dining table and chairs, perfect for family meals and entertaining. Opening into:

Lounge

Lovely size family room with aerial point, electric wall heater and double glazed French doors to the rear, opening into:

Conservatory

The perfect addition to the living accommodation with double glazed windows to the rear and sides. Ample space to sit and enjoy the garden and also room for a home office/hobby area. Electric wall heater. Double glazed door to the side, opening to the garden.

First Floor Landing

Double glazed window to the side. Access to the loft space. Airing cupboard and additional storage cupboard.

Bedroom One

Double glazed window to the front. A range of built in wardrobes. Space for free standing furniture. Electric wall heater.

Bedroom Two

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

Bedroom Three

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

Cloakroom

Double glazed window to the front. WC. Inset spotlight to the ceiling.

Shower Room

Double glazed window to the side. Suite comprising enclosed walk in double shower cubicle and wash hand basin inset to vanity unit. Fully tiled. Inset spotlights to the ceiling. Extractor fan. Chrome towel radiator.

Garage

Up and over door to the front. Door to the rear, opening into the conservatory. Power and light.

Front Garden

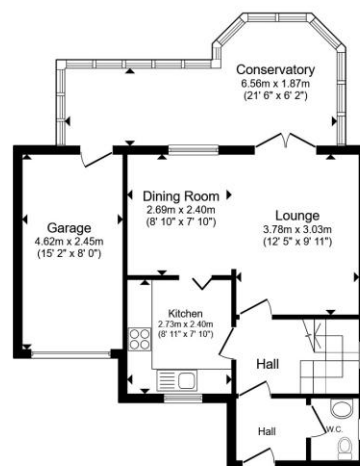
Access via a gated driveway, leading to the garage and providing off road parking for two cars and covered car port. The garden is laid to lawn with double gated access to the rear garden.

Rear Garden

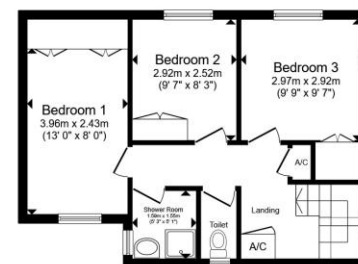
A fully enclosed rear garden with a good size paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining. Steps lead up to a lawn area with an array of decorative plant and flower planters. Ornamental pond.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Ground Floor



First Floor

Total floor area 109.4 m² (1,177 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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welcome to

Clifton Close, YEOVIL

- Semi Detached Family Home
- Three Double Bedrooms with Built in Wardrobes
- Spacious & Versatile Living Accommodation
- Good Size Corner Plot
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO109189 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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