



Property Location

This two-bedroom semi-detached bungalow is situated in the popular and peaceful residential area of Constable Close on the north-eastern side of Yeovil. Benefiting from being within walking distance of a bus stop and local convenience shop. The bustling town centre is a short drive away and offers plenty of amenities including shops, restaurants and a cinema.

30 Constable Close, Yeovil, BA21 5XS

Approximate Gross Internal Area = 41.9 sq m / 451 sq ft
 Lean To Store = 11.2 sq m / 120 sq ft
 Total = 53.1 sq m / 571 sq ft
 (Excluding External Store)

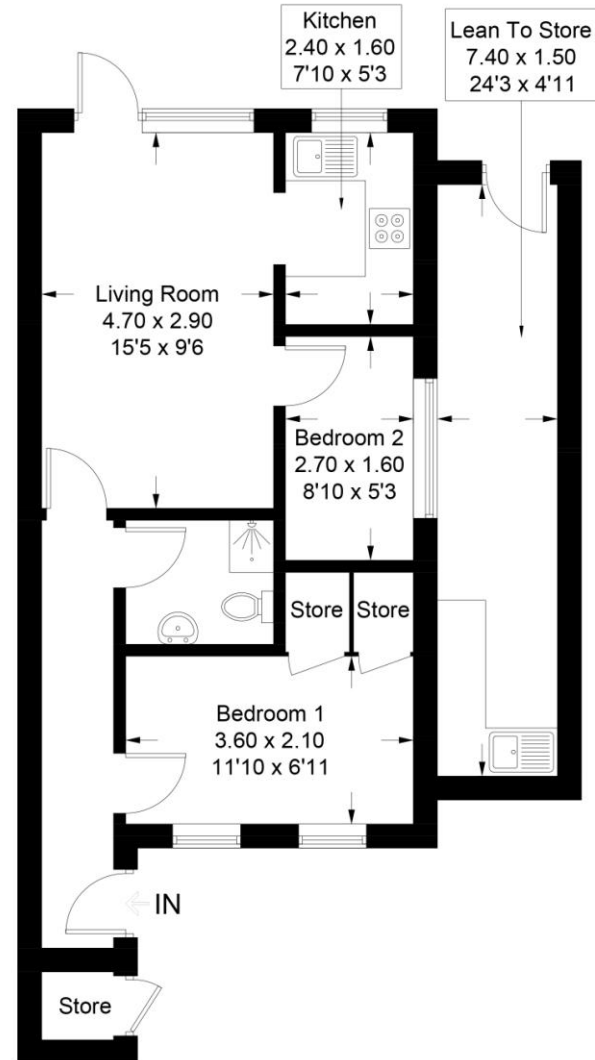


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313018)



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.



Constable Close, Yeovil

Offers In Region Of £250,000



30 Constable Close
Somerset
BA21 5XS

Key features:

- Two-bedroom Semi-Detached Bungalow
- Peaceful Residential Setting
- Chain Free
- Off Road Parking
- Close To Local Amenities
- Private Garden
- Double Glazing



Why you'll like it

This presentable two-bedroom semi-detached bungalow is situated in the popular and quiet Constable Close in Yeovil. The property features a living room, kitchen, two bedrooms, bathroom, lean-to, gardens and off-road parking. Benefiting from being sold with no onward chain, early viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the living room, bathroom and bedroom. The hall is neutrally decorated and has grey carpet. One radiator.

LIVING ROOM 15' 5" x 9' 6" (4.7m x 2.9m) A bright living space with a double-glazed window and door leading to the rear garden. Neutrally decorated walls and grey carpet. Two radiators.

KITCHEN 5' 2" x 7' 10" (1.6m x 2.4m) The kitchen is fitted with a mixture of fixed and wall mounted wooden cabinets and drawers. Plentiful work surfaces with an inset stainless-steel basin and drainer. White tiled splashguards and tiled effect vinyl flooring. Integrated electric oven and hob with cooker hood above. Space for undercounter fridge/freezer. Double glazed window to the rear of the property.

BEDROOM ONE 11' 9" x 6' 10" (3.6m x 2.1m) A double bedroom with two built-in storage cupboards. Two double glazed windows to the front of the property. Neutral walls and grey carpet. One radiator.

BEDROOM TWO 5' 2" x 7' 10" (1.6m x 2.4m) A single bedroom or perfect office space with an obscure double-glazed window to the side of the property. Neutrally decorated walls and grey carpet. One radiator.

BATHROOM 5' 6" x 4' 7" (1.7m x 1.4m) The bathroom is fitted with a three-piece suite that comprises of a white w/c, hand basin and shower cubicle. Partial white tiled walls and tiled effect vinyl flooring. Wall mounted lighting.

LEAN TO 24' 3" x 4' 11" (7.4m x 1.5m) A spacious external room perfect for a hobby room or additional storage. Housing the boiler. Work surfaces with inset stainless-steel basin and drainer.

OUTSIDE: To the front of the property is an external storage cupboard and garden which is laid to lawn. To the rear of the property is a private and enclosed garden laid with patio and lawn. To the side of the property is off-road parking suitable for two cars.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	90 B

