



## Property Location

This three-bedroom bungalow is situated in the quiet Compton Road on the north-eastern side of Yeovil. The property benefits from being within walking distance of a local shop. The town centre is a short drive away and offers plenty of shops, restaurants and a cinema.

### 1 Compton Close, Yeovil, BA21 5XL

Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft  
 Garage = 12.6 sq m / 136 sq ft  
 Total = 114.0 sq m / 1227 sq ft

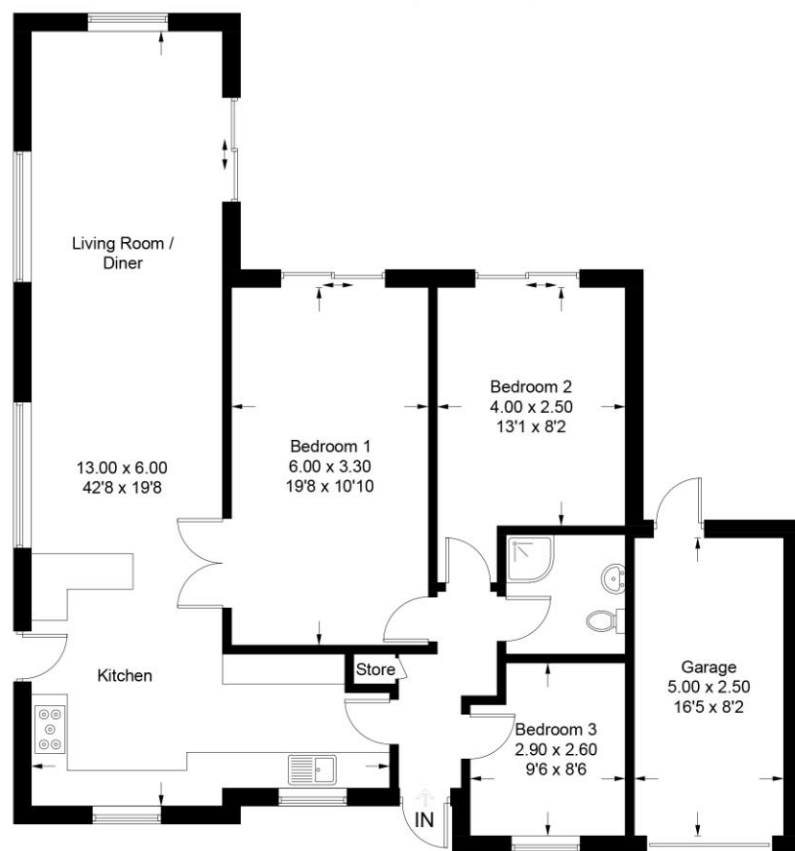


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305912)



**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.

## Compton Close, Yeovil

Offers In Region Of £350,000

**1 Compton Close  
Yeovil  
BA21 5XL**

**Key features:**

- Three Bedroom Bungalow
- Quiet Cul-De-Sac Setting
- Modern Finish Throughout
- No Forward Chain
- Close To Local Amenities
- Underfloor Heating
- South Facing Garden
- Single Garage & Off-Road Parking



**Why you'll like it**

This beautifully presented three-bedroom bungalow is situated in the quiet Compton Close in Yeovil. Featuring a modern kitchen, living room, bathroom, three double bedrooms, south facing garden, single garage and ample off-road parking. Benefitting from being sold with no onward chain, 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 kitchen, three bedrooms, family bathroom, storage cupboard and the loft hatch above. The hallway has neutrally decorated walls and has beige carpet.

**LIVING ROOM** 42' 7" x 19' 8" (13m x 6m) A large open plan living room/ kitchen with double glazed sliding patio doors to the rear garden and three double glazed windows to the rear and side of the property. Wooden effect tiled flooring and ceiling spotlights. Underfloor heating.

**KITCHEN** 42' 7" x 19' 8" (13m x 6m) A modern kitchen fitted with a mixture of grey cabinets and drawers. Plentiful laminate work surfaces with breakfast bar and inset stainless steel basin and drainer. Integrated fridge/freezer, dishwasher, double electric oven and 5-ring hob with cooker hood above. Space and plumbing for washing machine. Tiled splashguards and wooden effect tiled flooring. Undercabinet lighting and ceiling spotlights. Double glazed windows and door to the side and front of the property. Underfloor heating.

**BEDROOM ONE** 10' 9" x 19' 8" (3.3m x 6m) The master bedroom features a centrally positioned electric fireplace with mantelpiece surround. Double glazed sliding patio doors to the rear garden. Ceiling spotlights and two radiators.

**BATHROOM** 6' 6" x 6' 6" (2m x 2m) A fully tiled modern bathroom which is fitted with a three-piece suite comprising of a white w/c, hand basin and walk-in shower cubicle. Obscured double glazed window to the side of the property. Heated towel rail.

**BEDROOM TWO** 8' 2" x 13' 1" (2.5m x 4.0m) A double bedroom with a double-glazed sliding patio door leading to the rear garden. Wall mounted lighting. One radiator.

**BEDROOM THREE** 9' 6" x 8' 6" (2.9m x 2.6m) A single bedroom featuring wall mounted storage units. Double glazed window to the front of the property. One radiator.

**GARAGE** 8' 2" x 16' 4" (2.5m x 5m) A single garage with an up-and-over style door to the front and access to the rear garden.

**OUTSIDE:** To the front of the property is a low maintenance garden laid with stone chippings which provides ample off-road parking. Path leading to the garage and front entrance. Side gate access to the rear garden. To the rear of the property is a private and enclosed south facing garden laid mostly to lawn and elevated decking area. Garden shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

