

Towers Wills

Town & Country

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17, Clifton Close, Yeovil, Somerset BA21 5LB

£270,000

A Well-Presented Three Bedroom Semi-Detached Home with Conservatory, Garage & Generous Gardens. Situated within a popular residential area of Yeovil, this extremely well-maintained three bedroom semi-detached house, built in the 1980s, has been lovingly cared for by the current owners for almost 40 years and now offers an excellent opportunity for a range of buyers. The property benefits from spacious and versatile accommodation, generous gardens to both front and rear, driveway parking for several vehicles, and an integral garage.

Accommodation:

On entering the property, the accommodation is both welcoming and well laid out. The ground floor comprises a comfortable lounge, which opens into a snug / dining area creating a cosy additional reception space. The kitchen is well positioned for everyday living and offers good storage and worktop space. From the lounge, double doors lead into a large conservatory, a fantastic additional living space overlooking the rear garden and providing internal access to the integral garage.

To the first floor, the property offers three good-sized bedrooms, two of which have built in storage / cupboards, with the accommodation completed by a modern shower room and a separate WC, a practical feature for family living.

Outside:

To the rear, the property enjoys a large L-shaped enclosed garden, thoughtfully arranged and ideal for both relaxation and entertaining. The lower level features a large patio area, perfect for outdoor seating, while steps lead up to a lawned area, ornamental pond, and a generous garden shed. There is also side access to one side via double timber gates. To the front, there is a large lawned garden alongside driveway parking for two to three vehicles, with access to the garage, and which is enclosed by a combination of timber fencing and metal railings with double gates opening to the driveway.

Location:

Clifton Close is a well-regarded residential area, situated off Rosebery Avenue and Lyde Road respectively, being conveniently located close to local amenities and supermarkets, while also offering excellent commuting access towards Sherborne and surrounding areas.

An exceptionally well-kept home offering spacious accommodation, attractive gardens, and a desirable location—early viewing is highly recommended to fully appreciate all this property has to offer.

Agents Note:

The current owners have advised there's an annual service charge of £170 for maintenance of the whole estate.

Key Features

- Well Presented Throughout
- Semi-Detached
- Three Bedrooms
- Generous Gardens
- Driveway & Garage

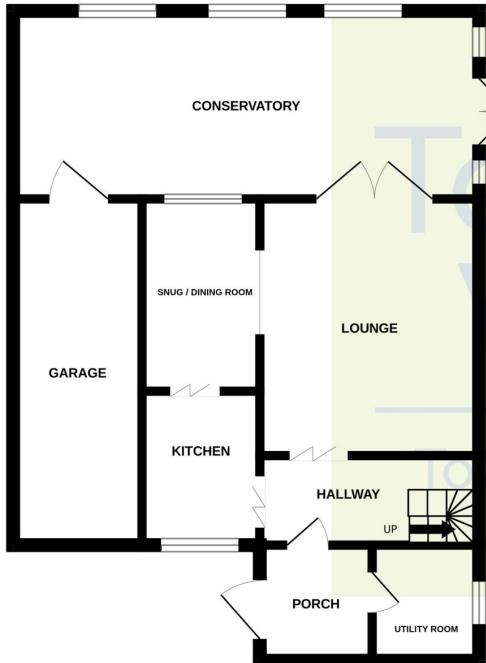
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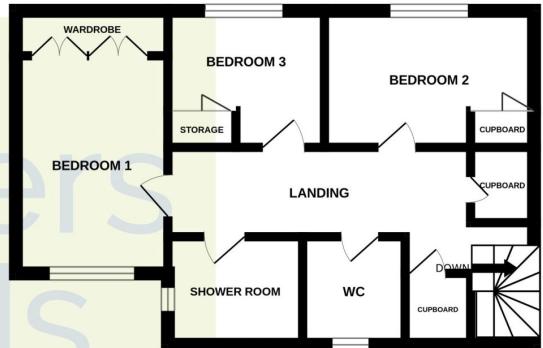


Floor Plan

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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