



Connells

Marl Close
Yeovil



Property Description

A spacious 3 bedroom semi-detached property located on a generous plot with excellent potential offers a fantastic opportunity for those seeking a property they can really put their own stamp on. The accommodation includes a living room, kitchen, conservatory, downstairs bathroom and 3 bedrooms upstairs. Whilst the property is in need of full modernisation, it provides an ideal blank canvas for buyers.

Externally the house benefits from a sizeable garden to the rear and a gated driveway to the front for 2/3 cars, in addition there is a further allocated 2 spaces to the front. There is definitely potential to extend (subject to planning) or landscaping projects. Perfect for families, renovators or investors this property needs to be seen to fully appreciate the potential. Call today to book your viewing.

Entrance Hall

The entrance hall is accessed from the front of the property and includes a radiator.

Lounge

15' 6" into recess x 12' 3" (4.72m into recess x 3.73m)

A lounge featuring a traditional brick fireplace that adds character to the room. There is an under-stair storage cupboard providing practical space, a radiator for warmth, and a double-glazed window to the front allowing natural light to brighten the area.

Kitchen

11' 4" x 10' 7" (3.45m x 3.23m)

The kitchen is fitted with a range of up and over units providing storage, along with a gas hob, cooker hood, boiler, and radiator. A double-glazed window to the rear allows natural light into the space, and a door leads through to the lean-to. There is designated space for a dishwasher and a low-level fridge freezer.



Lean-To

A wooden constructed lean-to accessed from the kitchen, providing additional storage space. It includes a door leading directly to the rear garden, offering convenient outdoor access.

Bedroom One

15' 6" into wardrobe x 9' 2" (4.72m into wardrobe x 2.79m)

A good-sized main bedroom featuring a double-glazed window to the front, allowing plenty of natural light. The room retains its original fireplace, adding character and charm, and includes a built-in storage cupboard.

Bedroom Two

10' 5" x 9' (3.17m x 2.74m)

Bedroom two has a double-glazed window to the rear of the property.

Bedroom Three

9' 1" x 7' 5" Max (2.77m x 2.26m Max)

Bedroom three has a double-glazed window overlooking the rear of the property.

Bathroom

A downstairs bathroom fitted with a bath featuring mixer taps and a shower over. The room includes a wash hand basin, W/C, and radiator, with double-glazed windows to the rear and side providing natural light. An airing cupboard offers useful storage space.

Outside

Front Garden

To the front of the property, there are two allocated parking spaces providing convenient off-road parking. Additional parking is available to the side, which is gate enclosed for added security. A storage shed is also situated to the side, offering practical outdoor storage options.

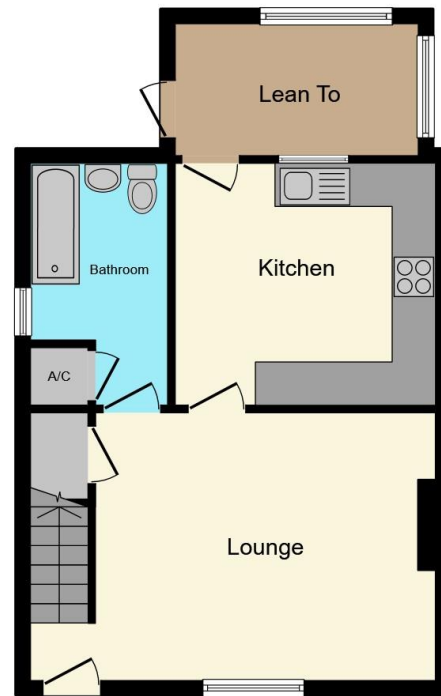
Rear Garden

A generous rear garden featuring a large lawn area, patio, and a raised section offering potential for seating or planting. Mature trees provide a pleasant outlook, and an outbuilding offers additional storage or workshop space.

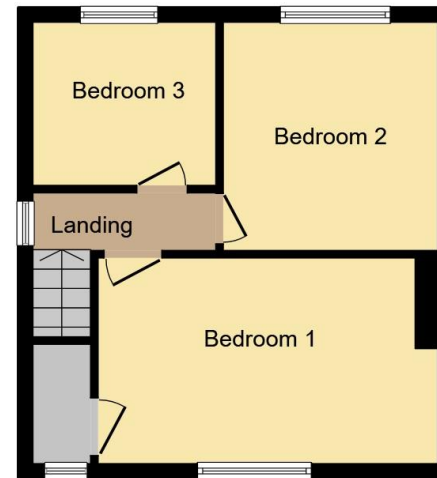








Ground Floor



First Floor

Total floor area 80.8 m² (870 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



To view this property please contact Connells on

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/YOV313971



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YOV313971 - 0002