



**Lapwing Close, Houndstone, Yeovil, BA22 8FP**

**welcome to**

**Lapwing Close, Houndstone, Yeovil**

A modern two bedroom end of terrace home, situated within the popular Houndstone Development and close to many local amenities. The accommodation is presented in excellent decorative order and boasting a wealth of space and natural light throughout.





### Entrance

Solid door to the front, opening into:

### Entrance Hall

Stairs rising to the first floor. Radiator. Door opening into:

### Downstairs Cloakroom

Double glazed window to the front. Suite comprising wash hand basin with tiled splashback and WC. Radiator.

### Lounge

15' 1" x 9' 4" ( 4.60m x 2.84m )

Double glazed window to the front. Understairs cupboard. Aerial point. Radiator. Door opening into:

### Kitchen/ Diner

12' 7" x 8' 4" ( 3.84m x 2.54m )

Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over. One and a half stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over, glass splashback and electric oven below. Plumbing for washing machine. Space for fridge/freezer. Wall mounted central heating boiler. Space for dining table and chairs. Radiator. Double glazed French doors to the rear opening to the garden.

### First Floor Landing

Access to the loft space.

### Bedroom One

10' 8" x 8' 5" ( 3.25m x 2.57m )

Two double glazed windows to the front. Built in wardrobe. Overstairs cupboard. Space for free standing furniture. Radiator.

### Bedroom Two

12' 8" x 7' 9" ( 3.86m x 2.36m )

Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Radiator.

### Bathroom

Double glazed window to the side. Suite comprising enclosed bath with shower over, wash hand basin and WC. Extractor fan. Radiator.

### Parking

There is allocated parking to the rear of the property.

### Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. Steps leading to the gated access for the parking area.



Ground Floor

First Floor

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.focalagent.com](http://www.focalagent.com)



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## **Lapwing Close, Houndstone, Yeovil**

- Sought After Development
- Modern End of Terrace Home
- Two Double Bedrooms
- Excellent Decorative Order
- Allocated Parking

Tenure: Freehold EPC Rating: B

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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**01935 412100**



[Yeovil@fox-and-sons.co.uk](mailto:Yeovil@fox-and-sons.co.uk)



14 Princes Street, YEOVIL, Somerset, BA20 1EW



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