

Lapwing Close, Houndstone, Yeovil, BA22 8FP

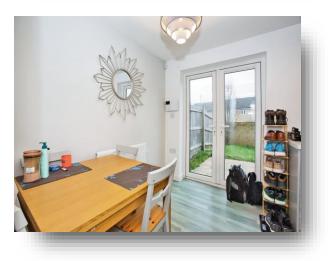


welcome to

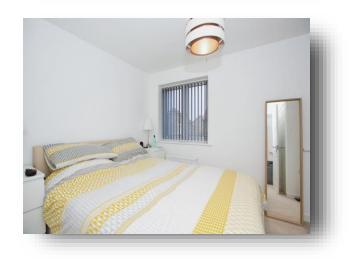
Lapwing Close, Houndstone, Yeovil

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.

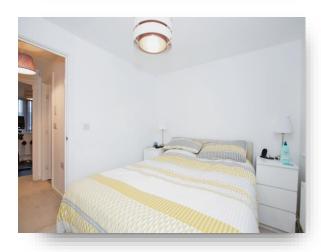












Entrance

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" \times 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.



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 why focalaent. com



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welcome to

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





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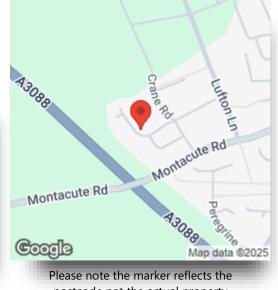
Property Ref:

YEO108187 - 0003

would ask for your co-operation in order that there is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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postcode not the actual property

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