



Shelley Close, YEOVIL, BA21 3TX

welcome to

Shelley Close, YEOVIL

A two bedroom end of terrace family home, situated within the desirable Abbey Manor Development and close to many local amenities. The accommodation is presented in excellent decorative order throughout and boasts a wealth of space and natural light.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Radiator. Opening into:

Fitted Kitchen

7' 10" x 7' 9" (2.39m x 2.36m)

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over, under unit lighting and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over and oven below. Plumbing for washing machine. Space for fridge/freezer. Wall mounted central heating boiler.

Lounge/ Diner

16' 6" x 12' (5.03m x 3.66m)

Double glazed sliding patio doors to the rear, opening to the conservatory. Stairs rising to the first floor. Aerial point. Two radiators.

Conservatory

11' 3" x 7' 7" (3.43m x 2.31m)

A lovely additional room with double glazed windows to the rear and side. Double glazed French doors to the side, opening to the garden. Currently used as a dining area with space for dining table and chairs. Radiator.

First Floor Landing

Access to the loft space.

Bedroom One

11' 10" x 9' 9" (3.61m x 2.97m)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Space for free standing furniture. Aerial point. Radiator.

Bedroom Two

10' 6" x 7' 2" (3.20m x 2.18m)

Double glazed window to the front. Two built in wardrobes. Space for free standing furniture. Radiator.

Bathroom

Double glazed window to the front. Suite comprising enclosed bath with mixer tap and electric shower over. Wash hand basin. WC. Towel radiator.

Garage

Up and over door to the front. Door to the side, opening to the garden. Power and light.

Front Garden

Access via a tarmac driveway, leading to the garage and providing off road parking. The garden is laid to shingle with gated side access to the rear garden. Electric car charging point.

Rear Garden

A fully enclosed rear garden with a paved patio area abutting the property with decorative plant borders. Steps then rising to a further patio area, perfect for seating/entertaining and enjoying the summer sunshine. Outside light, tap and power socket.



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



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welcome to

Shelley Close, YEOVIL

- End of Terrace Family Home
- Two Double Bedrooms
- Spacious Accommodation
- Garage & Driveway Parking
- Enclosed Gardens

Tenure: Freehold EPC Rating: B

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108322 - 0003

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