









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





welcome to

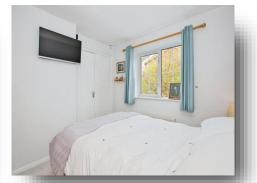
Shelley Close, YEOVIL

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

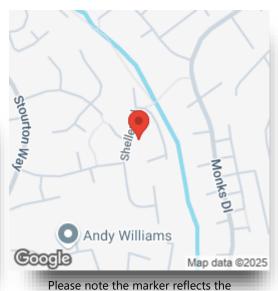
Tenure: Freehold EPC Rating: B

£230,000









postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108322



Property Ref: YEO108322 - 0003 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 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.





01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.