



17, Nathan Close



# 17, Nathan Close

, Yeovil, Somerset BA20 2TG

Town Centre 2 miles. Sherborne and Crewkerne 7.5 miles.

A rarely available three bedroom detached bungalow situated at the end of a quiet cul-de-sac of bungalows with driveway, garage and attractive low maintenance gardens. No Onward Chain. EPC Band D.

- End of Cul-De-Sac location
- Kitchen, Sitting room & Conservatory
- En suite & Separate Bathroom
- Attractive Landscaped Gardens
- Freehold
- Well Presented Detached Bungalow
- Three Bedrooms
- Driveway and Garage
- No Onward Chain
- Council Tax Band E

Guide Price £440,000

## SITUATION

This charming bungalow is located at the end of a cul-de-sac consisting of similar detached bungalows. It lies on the outskirts of the town within a short walk of the BP petrol station with its adjoining M&S food store. The town centre is within 2 miles where an excellent range of shopping, recreational and scholastic facilities can be found along with a mainline railway station linking Exeter and London Waterloo. The market towns of Sherborne and Crewkerne are both within 7.5 miles where a fine selection of independent shops can be found. The A303 is also readily accessible being within approximately 4.5 miles from the property.

## DESCRIPTION

17 Nathan Close comprises a three bedroom detached bungalow constructed principally of reconstituted stone and is set beneath a tiled roof. It benefits from uPVC double glazed windows and doors throughout, together with gas fired central heating. The bungalow is offered in good order with coved ceilings throughout. The bungalow is well laid out with an entrance porch, hallway, good size sitting room, together with adjoining kitchen and conservatory, along with three bedrooms, one with an en suite shower room and separate bathroom. Outside there is a driveway with parking for one vehicle leading to the detached single garage, along with attractive gardens to both the front and rear, which have been beautifully landscaped.



## ACCOMMODATION

Sliding patio doors open into the entrance porch, which is glazed on two sides with uPVC door leading to the entrance hallway, with a useful coats cupboard with shelving and separate airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. Trap access to the roof void with aluminium ladder leading to a part boarded attic connected with electric light. The sitting room has a marble fireplace with matching hearth, together with a wood surround and mantle. Tilt and slide patio door leading directly out into the garden with awning. The kitchen comprises a single drainer stainless steel sink with mixer taps and adjoining worktops with a range of floor and wall mounted cupboards and drawers, Zanussi gas hob with extractor over and a Belling electric oven and grill. Space and plumbing for washing machine, dishwasher and fridge freezer. Wall mounted Vaillant gas fired boiler and uPVC door leading to the conservatory. This is glazed on three sides together with four opening windows and glazed french doors to the garden. Bedroom one has a deep bay window to the front together with fitted wardrobes, concealing a built in safe. En suite shower room with large walk-in shower being fully tiled, together with built in WC and vanity unit with inset wash hand basin and half tiled walls. Bedroom two which is currently used as a home office, enjoys a view overlooking the rear garden, together with bedroom three, which enjoys a window overlooking the front garden, together with built in wardrobes to one wall. The main bathroom comprises a panelled bath along with a vanity unit and inset wash hand basin, low level WC and half tiled walls.

## OUTSIDE

To the front of the property is a tarmac drive providing parking for one car and access to the detached single garage, constructed of brick and contained beneath a tiled roof. It is approached through an electrically operated metal up and over door and is connected with power and light, along with a personal door and window to side. To the front is a low maintenance garden with outside courtesy light, cold water tap and pathway which encircles the bungalow with two gates on one side and one wrought iron gate on the other side. The rear garden is well fenced giving much privacy being beautifully landscaped with a large paved sun terrace with awning, cold water tap and outside light. Steps lead down to a shaped lawn and decking area with various shrubs, bushes and trees. Further steps lead to a lower garden which is fully enclosed and includes a circular patio, aluminium framed greenhouse and a selection of trees, including a Silver Birch.

## VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000.

## SERVICES

All mains services are connected. Gas fired central heating.

Broadband : ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps (ofcom)

Mobile : EE, O2 and Vodafone (ofcom)

## DIRECTIONS

From the centre of Yeovil by the hospital roundabout head west along Queensway passing Tesco's and at the roundabout at the bottom of the dual-carriageway take the 2nd exit up Hendford Hill to the roundabout by The Quicksilver Mail. From here continue straight across in the direction of Crewkerne, and at the next roundabout take the 3rd exit into Watercombe Heights. Take the first turning right into Rye Gardens then next right into Nathan Close. Continue to the far end bearing left into the cul-de-sac, whereupon no 17 will be found in the far left hand corner and clearly identified by our For Sale board.

## FLOOD RISK STATUS

Low risk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	66
EU Directive 2002/91/EC			

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Approximate Area = 1104 sq ft / 102.5 sq m  
 Garage = 179 sq ft / 16.6 sq m  
 Total = 1283 sq ft / 119.1 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1175068