



Trent Close, Yeovil, BA21 5XQ

Guide Price £290,000  
FREEHOLD

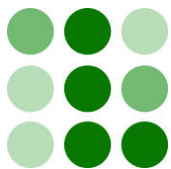
**A well presented three bedroom semi-detached bungalow set in this popular residential location. The bungalow benefits from gas central heating, UPVC double glazing, shower room, enclosed rear garden, garage and off road parking. Also the added benefit of No Onward Chain.**

 **LACEYS**  
**YEOVIL LTD**



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42 Trent Close, Yeovil, BA21 5XQ



- A Three Bedroom Semi-Detached Bungalow
- Popular Residential Location
- Quiet Position
- Nice-Sized Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Garage and Off Road Parking
- Shower Room
- No Onward Chain

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

## ACCOMMODATION

The **ACCOMMODATION** comprises:

Frosted UPVC double glazed front door to:

### Entrance Hall

Two Radiators. Hatch to loft space (also houses the boiler). Built in airing cupboard. Doors to lounge/dining room, all three bedrooms and the shower room.

### Lounge/Dining Room 6.45m (21'2") x 3.67m (12')

Built in fireplace with marble hearth & surround. TV point. Phone point. Two radiators. Coved ceiling. UPVC double glazed window, front aspect. Door to the kitchen.

### Kitchen 3.41m (11'2") x 2.22m (7'3")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with a good range of cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Recess for slimline dishwasher plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. UPVC double glazed window, rear aspect. UPVC double glazed door to the rear garden.

### Bedroom One 3.96m (13') x 2.60m (8'6")

Radiator. Phone point. Built in triple fronted wardrobe. UPVC double glazed window, rear aspect.

### Bedroom Two 3.21m (10'6") x 3.04m (10')

Radiator. TV point. UPVC double glazed window, front aspect.

### Bedroom Three 2.59m (8'6") x 1.94m (6'4")

Radiator. TV point. UPVC double glazed window, rear aspect.

### Shower Room 2.29m (7'6") x 1.54m (5'1")

White suite comprising corner shower cubicle with wall mounted Mira Event electric shower over, tiled surround. Vanity sink unit. Low flush WC. Heated towel rail. Tiled walls. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

### Outside

The rear garden is a low maintenance garden comprising of a paved patio area, gravelled sections with some mature plants & shrubs in situ,, Outside light. The garden is bounded by fencing and enjoys a good degree of privacy. Timber door provides rear access in to the Garage.

The front garden is lawned, concrete drive leads to the **Garage 4.88m (16') x 2.39m (7'10")** - Up & over door, power & lighting in place.

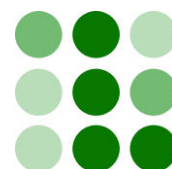
### Material Information

Freehold

EPC Rating = D

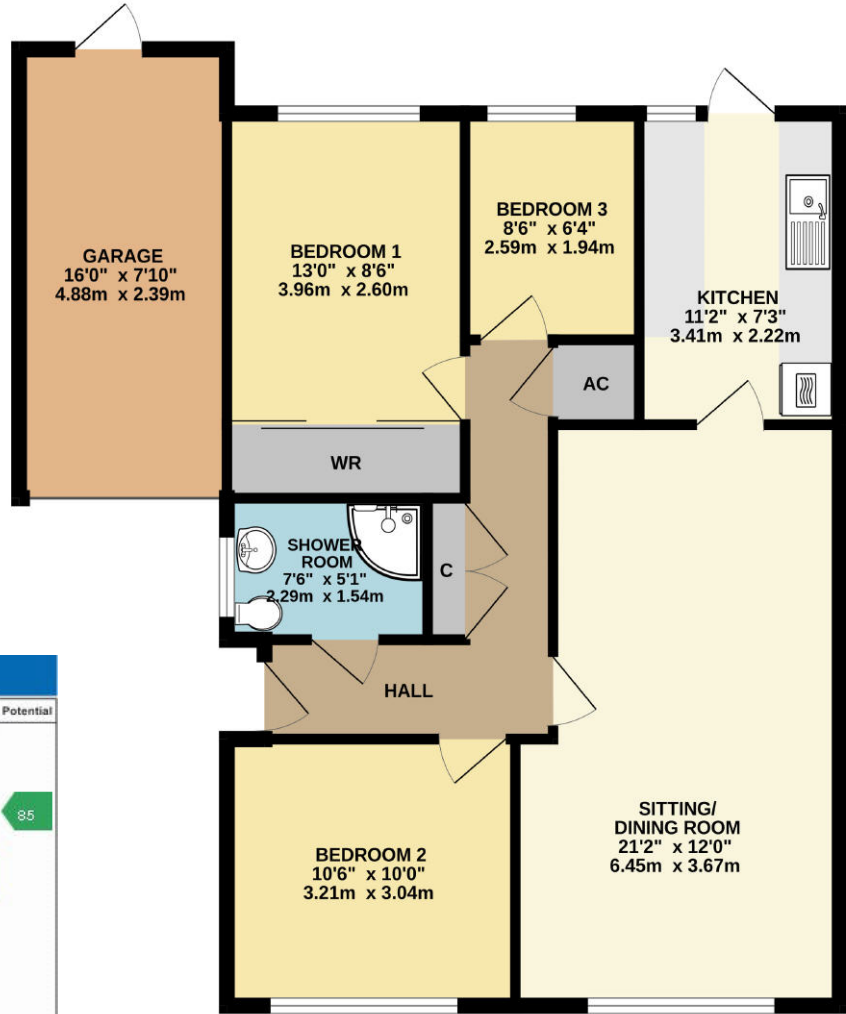
Council Tax Banding = C

\*Probate is being applied for on the property, exchange of contracts can only take place once the Grant Of Probate is issued\*





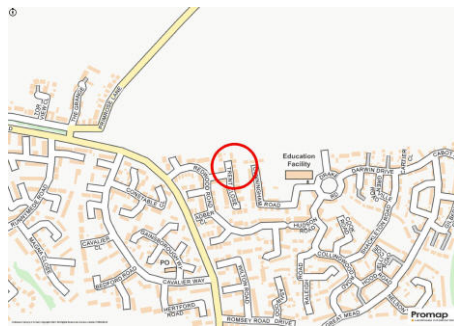
GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Please Note**

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**Photographs / Floor Plans**

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