



Trent Close, Yeovil, BA21 5XQ

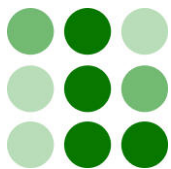
Guide Price £325,000  
FREEHOLD

This extended detached bungalow is situated in a popular road on the North East side of Yeovil. The extensive and versatile accommodation includes an entrance hallway, modern shower room, sitting/dining room, fitted kitchen with breakfast room, a large main bedroom, good size second bedroom (currently used as an office and further dining room) and a single third bedroom. Outside there is a pleasant fully enclosed rear garden with a personal door to the garage (which has an electric roller door to the front) with ample driveway parking in front.

 **LACEYS**  
**YEOVIL LTD**



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38 Trent Close, Yeovil, BA21 5XQ



- Extended Detached Bungalow
- Three Bedrooms
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Modern Shower Room
- Single Garage With Electric Door
- Pretty, Mature Rear Garden
- Ample Driveway Parking
- Gas Central Heating & Double Glazing

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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:

### Entrance Hall

As you enter the property you are greeted with a long hallway which has doors opening to all three bedrooms, the sitting/dining room and shower room. A further door opens to the airing cupboard which houses the hot water cylinder and has slatted shelves. There are two ceiling light points, a radiator and a loft hatch providing access to the loft (not boarded).

### Sitting Room/Dining Room 5.87m (19'3") x 3.56m (11'8")

A large double glazed window overlooks the front of the property and a modern remote controlled gas fire provides a nice focal feature to the room. There are two radiators and two ceiling light points.

### Kitchen 2.90m (9'6") x 2.21m (7'3")

Fitted with a good selection of high gloss wall, base and drawer units with work surfaces above. There is a built in electric oven and gas hob along with a dishwasher. Space is available for a washing machine and fridge/freezer. There is a stainless steel sink with mixer tap and a strip light. A wide opening leads to the breakfast room.

### Breakfast Room 3.37m (11'1") x 2.29m (7'6")

This twin aspect room has a double glazed window facing the side of the property, a further double glazed window overlooking the garden and a glazed door opening to the garden. There is a radiator and a strip light. A door opens to the extension of bedroom two.

### Bedroom One 3.53m (11'7") x 3.42m (11'3") + 3.39m (11'1") x 3.00m (9'10")

A very large room with the flexibility to use part of said room as a dressing room. A double glazed window overlooks the rear garden. There is a radiator and two ceiling light points.

### Bedroom Two 3.52m (11'7") x 2.13m (7'0") + 3.36m (11'0") x 2.45m (8'0")

The second bedroom is currently being used as an office with an opening leading to what is currently being used as a further dining/work area. A double glazed window overlooks the rear garden. There is a radiator and two ceiling light points.

### Bedroom Three 2.99m (9'10") x 2.56m (8'5")

A single room with a double glazed window facing the front of the property. There is a window and a ceiling light point.

### Shower Room

Fully tiled and fitted with a low threshold walk in shower with glass screen, a pedestal wash basin and a low level WC. There is a combined radiator and heated towel rail, a ceiling light point and an obscured double glazed window facing the side of the property.

### Rear Garden

The rear garden is a nice size and offers plenty of variety and interest. There is a large patio area adjacent to the bungalow which is perfect for al-fresco dining which in turn leads to an area of lawn beyond which is a good selection of mature shrubs and bushes. There are two brick built raised planters, access to the garage and gated size access to the front. We understand at the rear of the garden there is an area set aside for wildlife which is used by various animals including the odd hedgehog and badger.

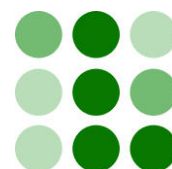
### Front Garden

There is plenty of parking available on the brick built driveway with an area of shingle to the side and a selection of mature shrubs.

### Material Information

EPC Rating = C

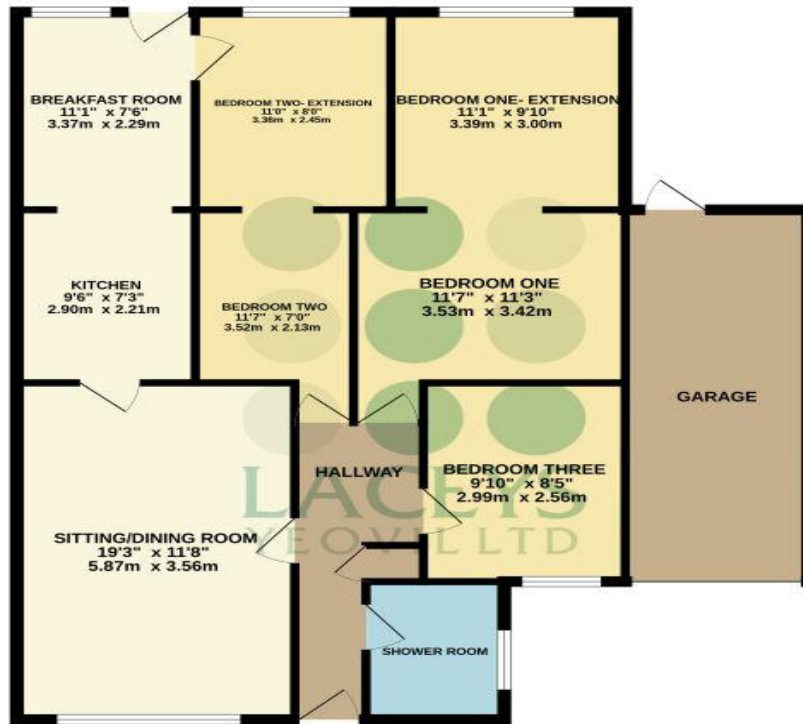
Council Tax Banding = D



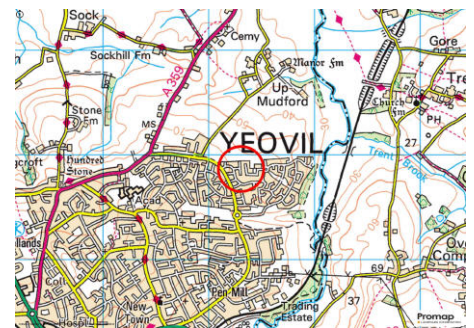
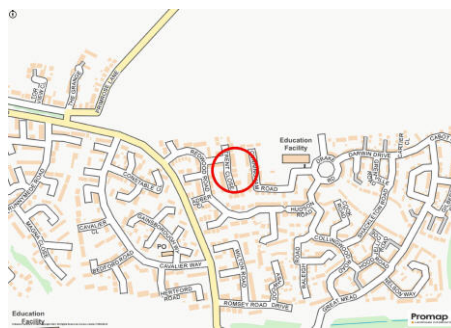
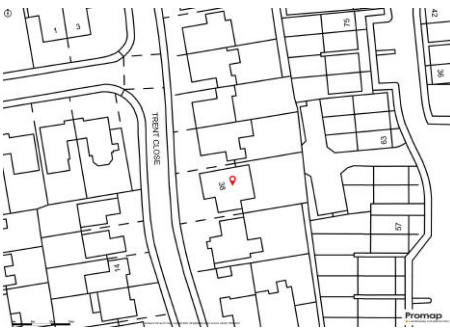


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the British converted floor measurements of rooms, bedrooms, rooms and any other areas are approximate and no responsibility is taken for any error, omissions or mis-statements. 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 is given for their operation or efficiency can be given.  
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