



Constable Close, Yeovil, Somerset, BA21 5XS.

Guide Price £325,000

Freehold

**A very well presented three/four bedroom detached family home set in this popular & convenient residential location, the home offers very versatile accommodation. The home benefits from gas central heating, double glazing, conservatory, nice enclosed rear garden and off road parking to the front.**

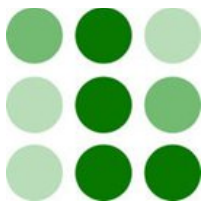
 **LACEYS  
YEOVIL LTD**



Constable Close, Yeovil, Somerset, BA21 5XS

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54 Constable Close, Yeovil, Somerset, BA21 5XS



- A Very Well Presented Three/Four Bedroom Detached Family Home
- Popular & Convenient Residential Location
- Versatile Accommodation
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Nice Enclosed Rear Garden
- Off Road Parking
- Internal Viewing Advised



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 425 115**.

#### **Accommodation Comprises**

Frosted UPVC double glazed front door to the Entrance Hall.

#### **Entrance Hall**

Phone point. Stairs up to the Landing. Doors to Lounge & Bedroom Four (Ground Floor).

#### **Lounge 4.44 m x 3.48 m (14'7" x 11'5")**

Radiator. TV point. Built in understairs cupboard. Coved ceiling. UPVC double glazed window, front aspect with recessed windowsill. double opening glazed doors to the Kitchen/Diner.



#### **Kitchen/Dining Area 4.50 m x 3.25 m (14'9" x 10'8")**

Modern kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob with extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester boiler housed within a cupboard. Space for table & chairs. Laminate flooring. Trail of spotlights. Coved ceiling. UPVC double glazed window, rear aspect. Double glazed sliding patio doors to the Conservatory.



#### **Conservatory 2.47 m x 2.45 m (8'1" x 8'0")**

Radiator. UPVC double glazed, double opening doors to the rear garden.

#### **Ground Floor Bedroom Four 3.89 m x 2.41 m (12'9" x 7'11")**

Versatile room, currently used as a fourth bedroom. Radiator. UPVC double glazed window, front aspect.

#### **Landing**

Built in airing cupboard that houses the hot water tank. Hatch to loft space. UPVC double glazed window, side aspect. Doors to all bedrooms & the bathroom.

#### **Bedroom One 4.52 m x 2.72 m (14'10" x 8'11")**

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



#### **Bedroom Two 3.48 m x 2.51 m (11'5" x 8'3")**

Range of built in wardrobes & drawers. Radiator. UPVC double glazed window, front aspect.

#### **Bedroom Three 2.01 m x 1.90 m (6'7" x 6'3")**

Radiator. UPVC double glazed window, front aspect.

#### **Bathroom 2.51 m x 1.50 m (8'3" x 4'11")**

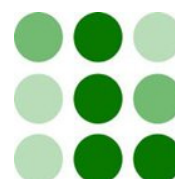
White suite comprising bath with mixer tap, wall mounted Mira Sport electric shower over, tiled surround. Pedestal wash basin. Low flush WC. Shaver point. Heated towel rail. Extractor fan. Inset ceiling spotlights. Tiled floor. Fully tiled walls. Frosted UPVC double glazed window, side aspect.



#### **Outside**

To the rear of the property there is a lovely landscaped & well kept enclosed garden. The garden comprises of a paved patio area that extends the width of the house. Outside tap. Outside light. Lawn area. Decked seating area. Further paved seating area. Nice selection of shrubs & plants in situ. Timber garden shed. The garden is bounded by fencing with a timber gate providing rear access.

To the front of the house there is a lawn area which is bounded by hedging/shrubs. Tarmac drive provides off road parking.

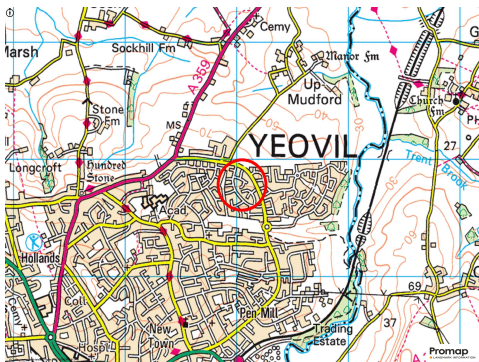
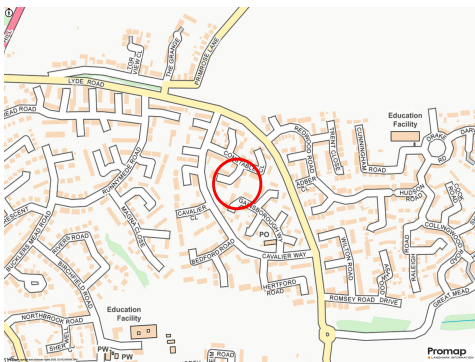
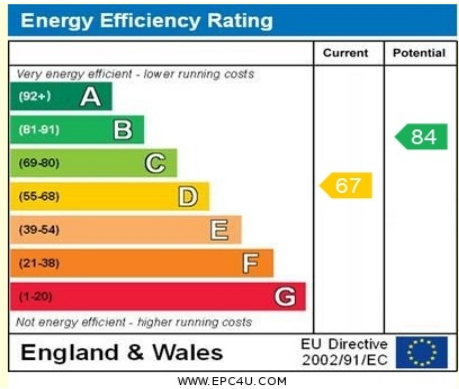




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TOTAL FLOOR AREA: 966 sq.ft. (89.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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## Material Information

*In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.*

### Part A

- *Council Tax Band* - D.
- *Asking Price* - Guide Price £325,000
- *Tenure* - Freehold

### Part B

- *Property Type* - 4 Bedroom Detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester boiler located in the Kitchen. Hot water tank located in the airing cupboard on the landing that heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Off road parking via Driveway.

### Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; No trade or business whatsoever nor for any purpose other than as a single private dwellinghouse only. \*More covenants in place refer to your solicitor.
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating )* - D

## Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 03/04/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.