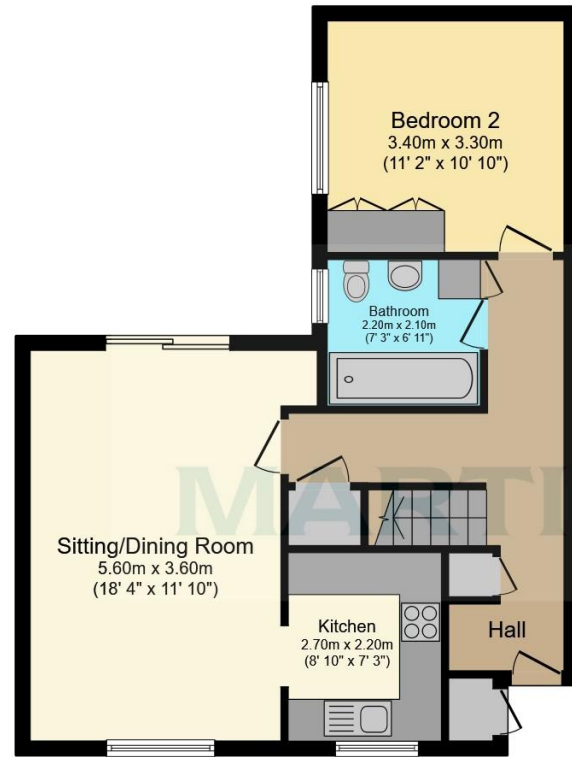




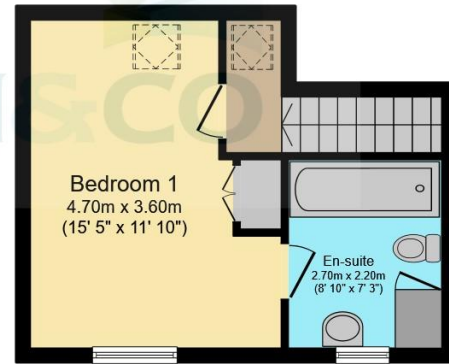
## Property Location

Coverdale Court is in a quiet cul-de-sac location just off Preston Road in central Yeovil. Within easy walking distance of the town centre including its shops, cinema, Yeovil District Hospital and other amenities. There is a bus route on Preston Road, a very short walk away.



### Ground Floor

Floor area 57.9 sq.m. (623 sq.ft.)



### First Floor

Floor area 25.2 sq.m. (271 sq.ft.)

TOTAL: 83.1 sq.m. (894 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Coverdale Court, Yeovil

Offers In The Region Of £215,000

5 Coverdale Court  
Yeovil  
BA21 3AU

**Key features:**

- Retirement Property
- Accessibility Features
- Off-Road Parking
- Well-Presented Throughout
- Two Bedrooms, Two Bathrooms
- Modern Kitchen
- Spacious Reception Room
- Attractive Gardens
- No Chain
- Service Charges £550 per quarter
- Share of Freehold



**Why you'll like it**

Well-presented mid-terraced house in a small development of award winning homes for the over-60s situated in a quiet yet easily accessible location in the heart of Yeovil. With communal and private gardens, this 2-bedroom, 2-bathroom terraced house is fully equipped for the less mobile with Stannah stairlift and a bath lift, meaning independent living in a charming mews community can be enjoyed. There is a modern fitted kitchen, ground floor bathroom and ensuite bathroom, with modern electric storage heaters throughout. Off-road parking is available on site.

**ENTRANCE HALL** New composite front door opening into the ground floor hallway with stairs rising to the first floor and doors leading to the bathroom, bedroom two and sitting room. Grey carpet and neutral walls, one of which is a large display wall. Electric storage heater. Plenty of storage with two cupboards useful for coats, linen etc plus under stair cupboard.

**SITTING/DINING ROOM** 18' 4" x 11' 9" (5.6m x 3.6m) Spacious reception room with plenty of space for both sitting and dining areas. Double glazed window to the front and sliding patio doors to the rear garden. Teal blue carpet and neutral walls. Feature fireplace surround, containing inset electric flame-effect fire with remote. Two electric storage heaters.

**KITCHEN** 8' 10" x 7' 2" (2.7m x 2.2m) Via an archway from the sitting room, the modern kitchen is well-equipped with a range of fitted pale grey units and matching work surface. Double glazed window to the front. Integrated electric hob, extractor fan and microwave / oven with grill. Grey carpet and pale grey wall tiles. Appliance space for washing machine and tall fridge freezer. Under-cupboard lighting. Plinth heater.

**BATHROOM** 7' 2" x 6' 10" (2.2m x 2.1m) Ground floor bathroom with double glazed window to the side. Blue carpet and pink painted walls with decorative floral white tiling. Grey suite of WC, pedestal basin and bath with electric shower above. Shaver light and Dimplex electric wall heater and electric wall hung towel rail.

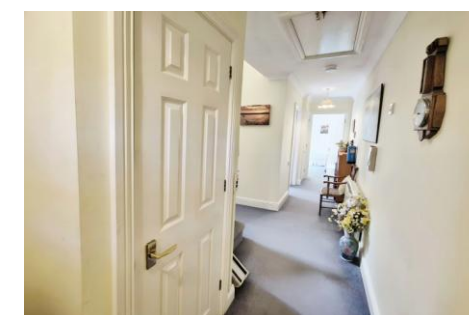
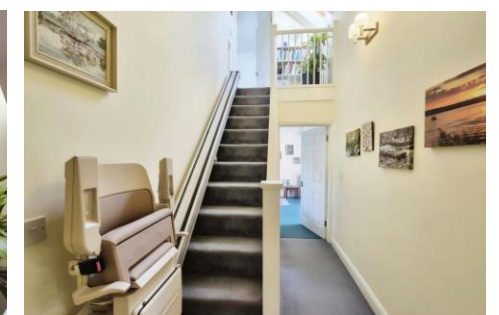
**BEDROOM TWO** 11' 1" x 10' 9" (3.4m x 3.3m) Double bedroom with double glazed window to the side overlooking the rear garden. Green carpet and neutral walls. Electric storage heater with convector. Fitted mirror-door wardrobe.

**STAIRS AND LANDING** Grey carpeted stairs rise to a small first floor landing with velux window above providing plenty of light. Chair lift installed. Neutral painted walls.

**BEDROOM ONE** 15' 5" x 11' 9" (4.7m x 3.6m) Large master bedroom with ensuite bathroom on the first floor. Double glazed window to the front with open views and velux window to the rear providing plenty of light. Green carpet and white walls. Plenty of storage with eaves cupboard and large mirror-door fitted wardrobes. Electric storage heater with convector.

**ENSUITE** 8' 10" x 7' 2" (2.7m x 2.2m) With blue carpet and cream suite of WC, basin and bath with fitted Aqualift bath seat lift. Pale pink walls and white floral wall tiles. Electric wall-hung heated towel rail and fitted cupboard housing the electric hot water immersion tank.

**OUTSIDE** The house benefits from off-road parking available on site and access to the attractive communal gardens to the front. At the rear is a private garden with ramp down from the back patio doors and is thoughtfully planted with mature shrubs and hedging. There is a small grass area and private, not over-looked patio, ideal for spending time outside in the garden which is a real sun trap in the summer months! Wooden storage shed.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

