



## 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, hospital and other amenities.

### Miles Cottage, 13 Coverdale Court, Yeovil, BA21 3AU

Approximate Gross Internal Area = 57.9 sq m / 623 sq ft

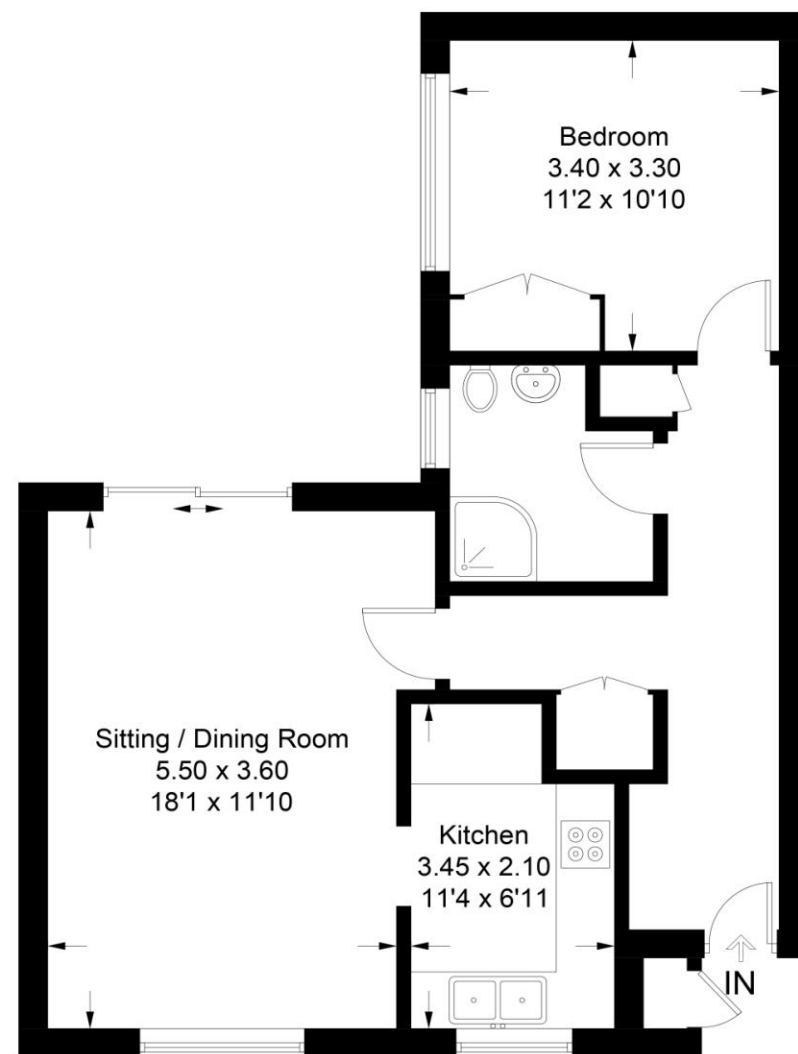


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1175131)



**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

Asking Price Of £170,000

### Martin & Co Yeovil

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<http://www.martinco.com>



**13 Coverdale Court**  
**Yeovil**  
**BA21 3AU**

**Key features:**

- Immaculate Presentation
- Off-Road Parking Available
- Courtyard Garden to Rear
- Convenient Location
- Retirement Community
- Plenty of Storage
- Close to Bus Route and Town Centre
- Service Charges £2400pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



**Why you'll like it**

This beautifully presented over 60s bungalow tucked away in a superb location within easy reach of all local amenities. This well-proportioned property benefits from plenty of fitted storage throughout, easy access and off road parking plus a private rear courtyard garden. Within easy walking distance of the town centre, local parks and Doctor's Surgery plus on the Preston Road bus route. Lease extension to 999 years to be completed prior to sale.

**ENTRANCE HALL** White front door opening into the main bungalow hallway, with doors opening to the reception room, bathroom and bedroom. Two fitted storage cupboards, one housing the hot water immersion tank. Plenty of space for coat/shoe storage. Neutral decor and carpet. Electric storage heater and loft hatch.

**RECEPTION ROOM** 18' 0" x 11' 9" (5.5m x 3.6m) Good-sized reception with plenty of space for both seating and dining areas. Double glazed window to the front and sliding doors to the rear opening onto the courtyard garden. Neutral decor and carpet. Two electric storage heaters plus electric fireplace.

**KITCHEN** 11' 3" x 6' 10" (3.45m x 2.1m) Modern kitchen with double glazed window to the front and attractive cream fitted units with brushed chrome bar handles. Grey marble-effect work-top and pale blue decor with white tiling, Blue vinyl flooring. Appliance spaces for washing machine and fridge-freezer with integrated single electric oven and hob. Under-unit electric heater.

**BEDROOM** 11' 1" x 10' 9" (3.4m x 3.3m) Double bedroom with double glazed window overlooking the rear patio. Neutral decor and carpet. Fitted double wardrobe with mirror doors, adding to a sense of space. Electric storage heater.

**BATHROOM** Modern bathroom with double glazed window to the rear. Shower cubicle with seat fitted, cream pedestal basin and WC. Wood-effect vinyl flooring and white/cream tiling. Electric storage heater.

**OUTSIDE** The bungalow is approached at the front via pathway with communal gardens, mostly laid to lawn. The private rear courtyard garden can be accessed via the property or from a pathway with gate running along the rear of the row. The rear courtyard has a ramp leading from the sliding patio doors, and feels private, not overlooked by neighbouring properties. There are several raised borders with attractive planting. There is off-road parking which is for residents only on a first come, first served basis.

