



## Property Location

At the end of a quiet residential cul de sac, this house is within short walking distance of a local convenience shop, pub and local schools. Yeovil town centre is a 5-minute drive away with its many amenities including shops, hospital, cinema and theatre.

### 47 Constable Close, Yeovil, BA21 5XS

Approximate Gross Internal Area = 68.1 sq m / 733 sq ft  
External Cupboard = 0.4 sq m / 4 sq ft  
Total = 68.5 sq m / 737 sq ft

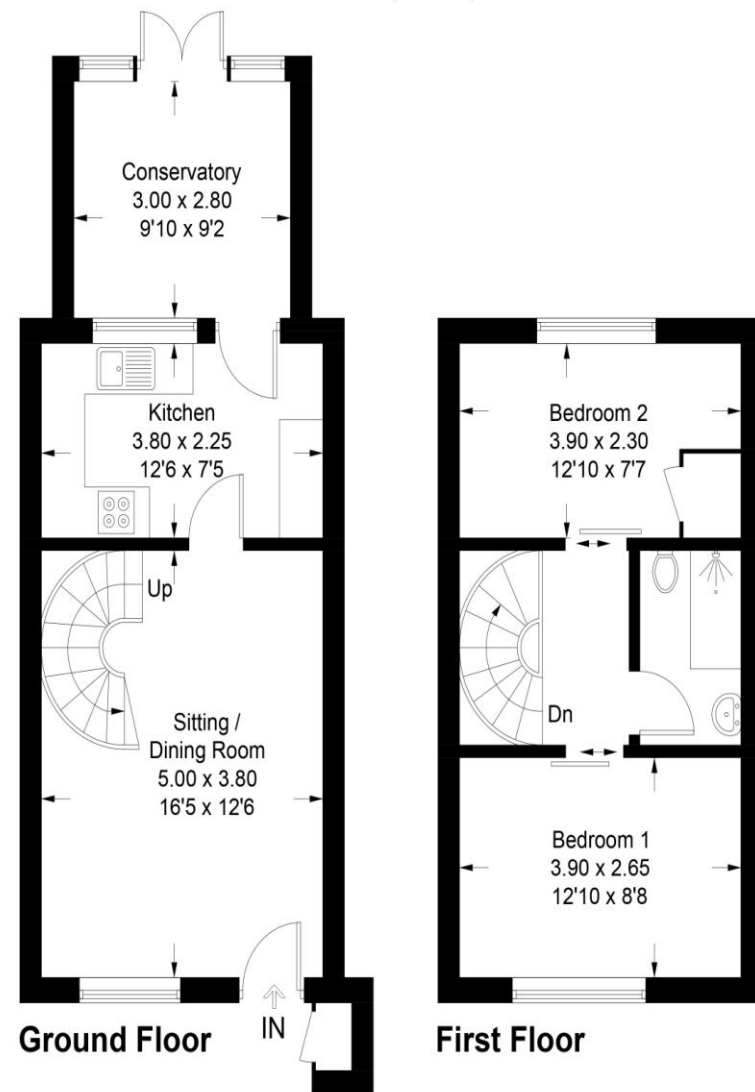


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180390)



**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.



## Constable Close, Yeovil

Asking Price Of £189,000

### Martin & Co Yeovil

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**47 Constable Close  
Yeovil  
BA21 5XS**

**Key features:**

- Cul-De-Sac Location
- Gardens to Front and Rear
- Off-Road Parking for Two Cars
- Gas Central Heating
- Two Double Bedrooms
- Conservatory
- Close to Local Schools
- Ideal Investment

Buy To Let

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Why you'll like it**

Smart and modern 2-double bedroom home with off-road parking and garden - ideal starter home or investment property. Cul-de-sac location in a popular residential area, within walking distance of local shops and schools. Early viewing recommended!

**SITTING/DINING ROOM** 16' 4" x 12' 5" (5m x 3.8m) Double glazed front door opening into the spacious reception room with double glazed window to the front and door opening to the kitchen to the rear. Spiral staircase rising to the first floor which is an attractive and unusual feature. Radiator and gas fireplace. Neutral decor and carpet.

**KITCHEN** 7' 4" x 12' 5" (2.25m x 3.8m) Modern and light kitchen with single glazed window and double glazed door opening to the rear conservatory. Fitted kitchen with a range of cream units and wood-effect laminate work-top including a useful breakfast bar to one side. Appliance spaces for gas/electric oven, washing machine and fridge freezer. Fitted over-hob extractor. Green tiling, neutral decor and wood-effect vinyl flooring. Radiator.

**CONSERVATORY** 9' 2" x 9' 10" (2.8m x 3m) Modern double-glazed conservatory adding useful living space to the rear of the house. Cream tiled flooring and pale grey painted walls. Radiator. Perspex roof.

**STAIRS AND LANDING** Metal spiral staircase with carpeted treads rising to the first floor landing. White painted walls with corner shelves. Neutral carpeted landing. Loft hatch.

**BEDROOM ONE** 8' 8" x 12' 9" (2.65m x 3.9m) Double bedroom with double glazed window to the front. Sliding door maximising space. Neutral decor and carpet. Radiator.

**BEDROOM TWO** 7' 6" x 12' 9" (2.3m x 3.9m) Double bedroom with double glazed window to the rear. Sliding door maximising space. Fitted cupboard housing the Worcester gas boiler. Neutral decor and carpet. Radiator.

**BATHROOM** Modern bathroom with white suite of toilet, pedestal basin and bath with shower above and fixed screen. Cream tiled walls and vinyl flooring. Heated towel rail and extractor fan.

**OUTSIDE** The front garden is laid to lawn with concrete path leading to the front door and a large evergreen tree/shrub. There is an outside cupboard to the right of the front door housing the electricity and gas meters. To the rear is a fully-enclosed garden with gate giving access to a rear passageway. The parking area is located to the right and rear of the property, with allocated parking for up to 2 cars.

