



## Property Location

This is a deceptively spacious 3-bedroom family home in a tucked-away location within easy reach of local schools, shops and amenities. Benefiting from a double garage and driveway parking, the house has a modern presentation throughout and a good-sized low-maintenance garden to the side and rear.

### 7 Clifton Close, Yeovil, Somerset, BA21 5LB

Approximate Gross Internal Area = 91.8 sq m / 988 sq ft  
Outbuilding = 21.8 sq m / 235 sq ft  
Total = 113.6 sq m / 1223 sq ft

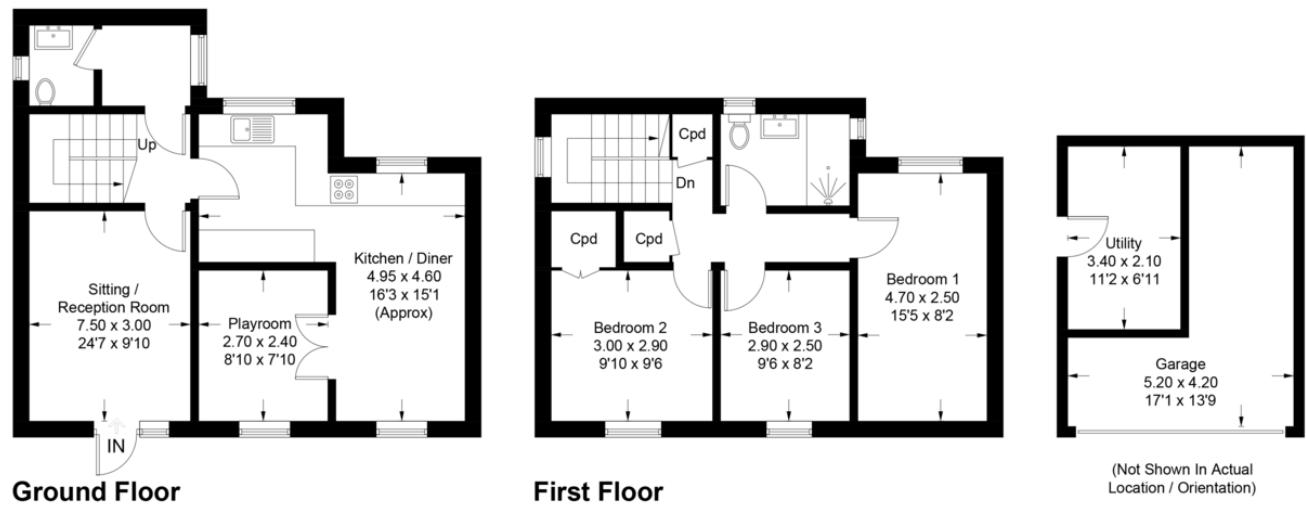


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228978)



**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.



## Clifton Close, Yeovil

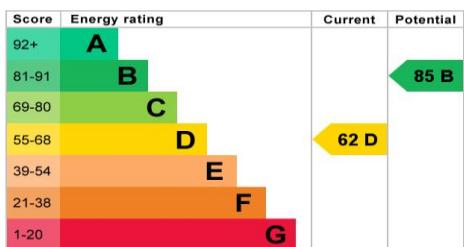
Offers In Region Of £235,000

7 Clifton Close  
Somerset  
BA21 5LB

### Key features:

- Double Garage
- Driveway
- Garden
- Three Double Bedrooms
- Ground Floor WC
- Three Reception Rooms
- Energy Efficient WiFi

Controlled Electric Radiators  
• Close to Schools and Shops



### Why you'll like it

This is a deceptively spacious 3-bedroom family home in a tucked-away location within easy reach of local schools, shops and amenities. Benefiting from a double garage and driveway parking, the house has a modern presentation throughout and a good-sized low-maintenance garden to the side and rear.

**ENTRANCE PORCH** Double glazed front door opening into a front entrance hall with stairs rising to the first floor on the right and doors leading to the sitting room, kitchen and WC. Grey decor and carpet. Double glazed window to the front. Fitted cupboard housing the electricity meter and consumer unit. Plenty of under-stairs storage space.

**KITCHEN/DINER** 16' 2" x 15' 1" (4.95m x 4.6m) Spacious L-shaped kitchen diner with an attractive dark blue fitted kitchen and wooden-laminate work-surface. Grey wood-effect vinyl flooring, white tiles and dark blue floral wallpaper feature wall. Two double glazed windows to the front and one to the rear. Fitted 4-ring electric hob with extractor above and double electric ovens. Space for washing machine and fridge-freezer. Modern electric heater.

**PLAYROOM/OFFICE** 8' 10" x 7' 10" (2.7m x 2.4m) Second reception room useful as a play room or home office. Internal French doors from dining room. Double glazed window to the rear. Light grey carpet and grey decor/wallpaper. Modern electric heater.

**WC** Ground floor cloakroom with white toilet and basin set in fitted cupboard. Double glazed window to the side. Tile effect patterned vinyl flooring and blue tiles with grey decor. White electric heated towel rail.



**SITTING ROOM** 24' 7" x 9' 10" (7.5m x 3m) Good-sized sitting room with double glazed patio doors to the rear. Grey carpet and decor with floral feature wallpaper. Modern electric heater.

**STAIRS AND LANDING** Grey carpeted stairs rise to the first floor landing. Grey decor. Double glazed window to the rear. Airing cupboard with hot water immersion tank. Additional fitted storage cupboard.

**BEDROOM ONE** 15' 5" x 8' 2" (4.7m x 2.5m) Large double bedroom with double glazed window to the front. Grey carpet and decor with feature wallpaper. Modern electric heater.

**BEDROOM TWO** 9' 10" x 9' 6" (3m x 2.9m) Double bedroom with double glazed window to the rear. Grey carpet and decor with feature wallpaper. Fitted wardrobe/cupboard. Modern electric heater.

**BEDROOM THREE** Double bedroom with double glazed window to the rear. Grey carpet with green/grey decor. Modern electric heater.

**BATHROOM** Attractive modern bathroom with white toilet, basin and bath set in black gloss fitted bathroom furniture. Two double glazed windows. Grey tile-effect vinyl flooring and white tiled walls. Electric shower fitted over the bath. Chrome heated towel rail.

**DOUBLE GARAGE** Detached double garage with 'up-and-over' door to the front. The rear has been sectioned to create a useful utility room with side door and plumbing/electrics for washing machine, tumble dryer etc. To the front of the house is a concrete driveway giving parking for 1-2 cars.

**GARDEN** The low-maintenance garden runs down the side of the house and to the rear. Mostly paved/concrete, with a lawn area at the rear.

