



Property Location

This house is sited at the end of a quiet cul de sac in the coveted corner plot providing a large garden and driveway area. Local shops, primary and secondary schools are in easy walking distance whilst the town centre with its many amenities including district hospital is just a 5-10 minute drive away.

12 Akeman Close, Yeovil, Somerset, BA21 3QS

Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft

Garage = 14.4 sq m / 155 sq ft

Total = 132.6 sq m / 1427 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234990)



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.



Akeman Close, Yeovil

Asking Price Of £375,000

12 Akeman Close

Somerset

BA21 3QS

Key features:

• Corner Plot

• Cul De Sac Location

• Driveway and Garage

• Gas Central Heating
(Boiler Fitted 2024)

• Master En Suite
Bedroom

• Utility Room and
Cloakroom

• Two Receptions

• Large Modern
Conservatory

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Exquisitely presented detached 4-bedroom property in an enviable corner-position plot at the end of a quiet cul de sac. With gardens to front, side and rear, garage and driveway parking, this family home benefits from spacious accommodation including 2 receptions, large conservatory, utility and master en suite. Early viewing recommended.

ENTRANCE HALL Double glazed front door with storm porch opening into a welcoming entrance hallway with stairs rising to the first floor ahead and door opening to the sitting room to the left. Oak wooden flooring and neutral decor.

SITTING ROOM 13' 5" x 13' 5" (4.1m x 4.1m) Large reception room with double glazed bay window to the front and archway to the dining room to the rear. Oak wooden flooring and neutral decor. Radiator and electric fireplace. Useful under stair storage cupboard.

DINING ROOM 9' 2" x 8' 2" (2.8m x 2.5m) Second reception room with double glazed French doors opening to the conservatory. A continuation of the oak flooring with neutral decor. Radiator.

CONSERVATORY 11' 9" x 9' 10" (3.6m x 3m) Good-sized double-glazed conservatory with French doors opening to the garden. Cream tiled floor and radiator.

KITCHEN 13' 1" x 9' 2" (4m x 2.8m) Beautiful and light kitchen with double glazed window to the rear and door leading to the utility room. Modern fitted cream units with a dark grey laminate work surface and grey tiled flooring. Apple green and pale yellow decor compliment the fixtures with a multi-coloured tiled splashback. Integrated double electric oven and 5-ring gas hob with extractor above. Appliance spaces for fridge-freezer and dishwasher. Radiator.

UTILITY ROOM Useful utility/boot room with double glazed door opening to the rear garden. Wooden laminate work-top with space beneath for washing machine and tumble dryer. Vaillant gas boiler wall mounted (installed in 2024). Grey tiled flooring and green/yellow decor.



CLOAKROOM Ground floor WC with double glazed window to the side. Grey decor with dark grey tiled flooring. White toilet and hand wash basin in fitted white cupboard. Radiator.

STAIRS AND LANDING Cream carpeted stairs rise to the first floor landing. Neutral decor.

MASTER BEDROOM 13' 1" x 11' 5" (4m x 3.5m) Large double bedroom with double glazed window to the front. Wooden laminate flooring and cream decor with a purple feature wall. Airing cupboard with hot water tank. Radiator and loft hatch.

EN SUITE The en suite has been recently refurbished into a fully-tiled wet room with modern walk-in curved shower enclosure and under floor heating. Neutral coloured marble-effect tiling with white toilet and hand wash basin. Extractor fan and double glazed window to the front.

BEDROOM TWO 14' 1" x 8' 10" (4.3m x 2.7m) Good sized double bedroom with double glazed windows to the side and front. Wooden laminate flooring with green and pale yellow decor. Radiator.

BEDROOM THREE 11' 5" x 9' 6" (3.5m x 2.9m) Double bedroom with double glazed window to the rear. Wooden laminate flooring with cream decor and a lilac feature wall. Radiator.

BEDROOM FOUR 8' 10" x 8' 10" (2.7m x 2.7m) Single bedroom with double glazed window to the rear. Used by the current owners as a study. Wooden laminate flooring and red decor. Radiator.

BATHROOM Family bathroom with double glazed window to the rear. White suite of toilet, basin with fitted cupboard beneath and bath with shower above and folding screen. White tiled floor with grey decor. Radiator and extractor.

GARAGE 17' 4" x 8' 10" (5.3m x 2.7m) Single garage with white 'up and over' door to the front. Wooden shelving fitted to the rear providing useful storage. Driveway parking for 3-4 cars.

GARDEN The front garden is laid to gravel with attractive floral planters. A wooden gate on both sides of the house leads to the side and rear gardens. The South-facing rear has been landscaped to provide a beautiful but low-maintenance garden with areas of gravel, patio and decking interspersed with raised borders and planters to add interest. A decked area to the rear of the garden has a hot tub installed whilst a pretty water feature is centrally located. The wooden garden shed is sited to the side of the house.

