

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.

4 Coverdale Court, Yeovil, Somerset, BA21 3AU

Approximate Gross Internal Area = 96.1 sq m / 1034 sq ft
 External Cupboard = 0.5 sq m / 5 sq ft
 Total = 96.6 sq m / 1039 sq ft

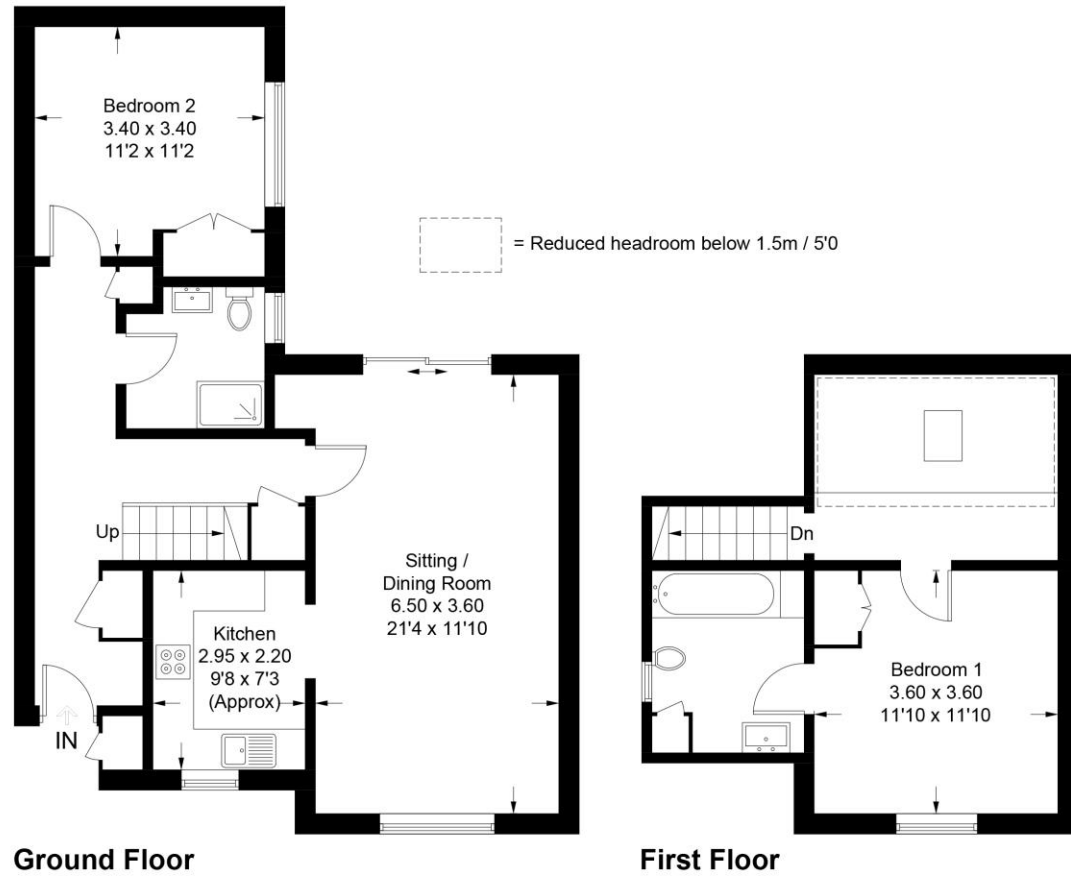


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054875)



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 £200,000



4 Coverdale Court
Somerset
BA21 3AU

Key features:

- Modern Stylish Home
- Mews Cul-De-Sac
- Location
- Short Walk to Yeovil Town Centre
- Private Garden to Rear
- Community
- Service Charges £550 per quarter
- Off-Road Parking
- Over-60s Only



Why you'll like it

Beautiful mews property for the over-60s situated in a quiet yet accessible location in the heart of Yeovil. With communal and private gardens, this 2-bedroom, 2-bathroom terraced house is newly decorated throughout and has a fantastic feel and layout with 2-storey ceilings and 1st floor landing balcony over the sitting room giving a real sense of uniqueness. There is a modern fitted kitchen, ground floor shower-room and en suite bathroom, with modern electric storage heaters throughout. Off-road parking is available.

ENTRANCE HALL Double glazed front door leading into the ground floor hallway. Stairs rising to the first floor to the right with double height stairwell providing a sense of space. Neutral carpet and decor. Two built in cupboards providing good storage space in addition to under-stair cupboard. Dimplex electric storage heater and emergency call point.

SITTING/DINING ROOM 21' 3" x 11' 9" (6.5m x 3.6m) Large living space with plenty of room for both seating and dining areas. Archway leading to the kitchen and double height above rear area with upstairs landing above. Double glazed window to the front and sliding patio doors to the rear with access to the garden. Two Dimplex storage heaters, emergency call point and aerial/telephone points. Neutral carpet and pale yellow walls

KITCHEN 9' 8" x 7' 2" (2.95m x 2.2m) Modern fitted kitchen with a range of white units and white laminate work surface. Cream tiles, taupe paint and wood-effect vinyl flooring. Double glazed window to the front. Fitted electric oven, hob and extractor fan; appliance spaces for washing machine and fridge-freezer. Emergency call point.

BATHROOM Ground floor shower-room off the main hallway with double glazed window to the rear/side. Large shower enclosure, white basin with drawers/cupboard unit beneath and white WC. Cream vinyl flooring and wall tiling. Emergency call point, ceiling extractor fan and Creda electric heater.

BEDROOM TWO 11' 1" x 11' 1" (3.4m x 3.4m) Ground floor double bedroom with double glazed window to the side/rear. Neutral carpet and decor. Built-in mirror-fronted wardrobes. Emergency call point, aerial point and Creda electric storage heater.

STAIRS AND LANDING Carpeted stairs with white-painted bannisters rise to the first floor landing which has a balcony over the rear of the living space and velux window overhead.

BEDROOM ONE 11' 9" x 11' 9" (3.6m x 3.6m) Double bedroom with en suite bathroom. Neutral decor and carpet. Double glazed window to the front. Fitted wardrobe and Creda electric storage heater.

EN SUITE Bathroom with neutral carpet and decor with cream tiling around bath area. Cream bath, WC and basin. Velux window. Cupboard housing the electric immersion hot water tank. Emergency call point.

OUTSIDE To the front are attractive communal garden areas with benches to sit, lighting and water features. To the right of the front door is an outside cupboard housing the electrical consumer unit and meter. To the rear of the house is the private garden which has a sun-trap courtyard, small lawn area, borders and garden shed. One allocated parking space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Standard 2002/91/EC	

