

for sale

offers over **£180,000**



Clifton Close Yeovil BA21 5LB

Connells are delighted to offer to the market this two bedroom property, offering an open plan lounge/dining room with patio doors opening onto the rear garden. The property also benefits from driveway parking for two vehicles, an enclosed garden with mature trees and shrubs. A must view!

Clifton Close Yeovil BA21 5LB

Entrance

Double glazed front door providing access to the property.

Open Plan

Lounge

- A bright and welcoming living space with patio doors opening directly onto the rear garden, allowing for plenty of natural light and providing an ideal space for relaxing and entertaining.

Dining Area

- Open plan to the lounge, offering ample space for a family dining table and chairs, creating a versatile area for both everyday meals and social occasions.



Kitchen

Fitted with a range of wall and base units complemented by work surfaces over and incorporating a stainless steel sink with drainer. There are designated spaces for a washing machine, fridge freezer and electric oven. A double glazed window overlooks the front aspect, and a doorway leads through to the dining area.

Cloakroom

Comprising a low level W/C and wash hand basin, with a side aspect window providing natural light.

Landing

Double glazed window to the front aspect. Airing cupboard housing the immersion heater with useful shelving for storage. Access to the loft space.

Bedroom One

A generous double bedroom featuring a double glazed window overlooking the rear garden, electric radiator and a built-in double wardrobe providing excellent storage.

Bedroom Two

Double glazed window to the rear aspect with space for bedroom furniture.

Bathroom

Fitted with a three-piece suite comprising a panel enclosed bath, wash hand basin and low level W/C. Double glazed window to the front aspect and electric heated towel rail.

Outside

Front

Driveway providing off-road parking for two vehicles side by side. A pathway leads to the front entrance, complemented by a lawned garden area.

Rear Garden

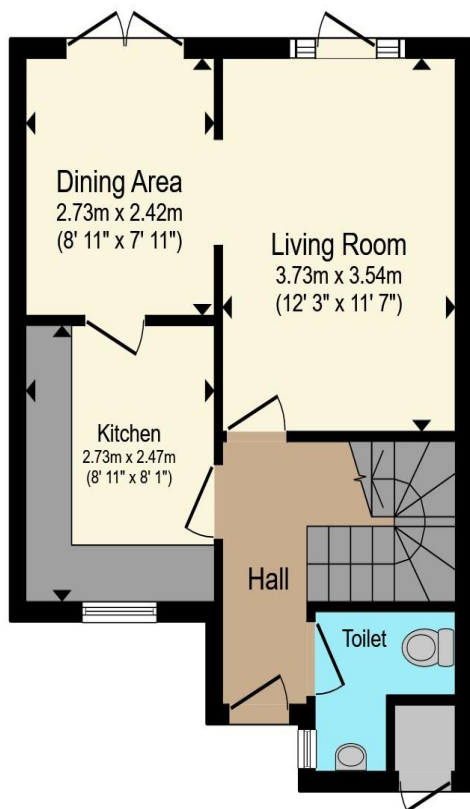
An established and enclosed rear garden featuring a variety of mature trees, shrubs and an apple tree. Additional benefits include a garden shed and gated side access.

Agents Note

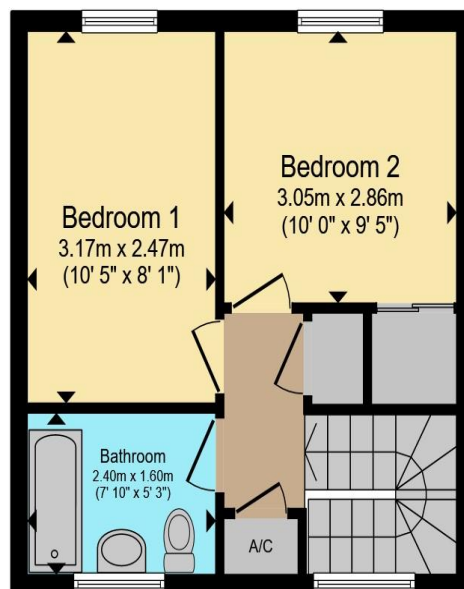
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 69.3 m² (746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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Property Ref: YOV311631 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/YOV311631

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