



Property Location

Situated in the centre of Yeovil, just off Preston Road, walking distance from local shops and amenities. Close by is a bus stop and doctors' surgery. Despite this bungalow's central town location, the complex itself feels very private and rural.

11 Coverdale Court, Yeovil, BA21 3AU

Approximate Gross Internal Area = 53.9 sq m / 580 sq ft

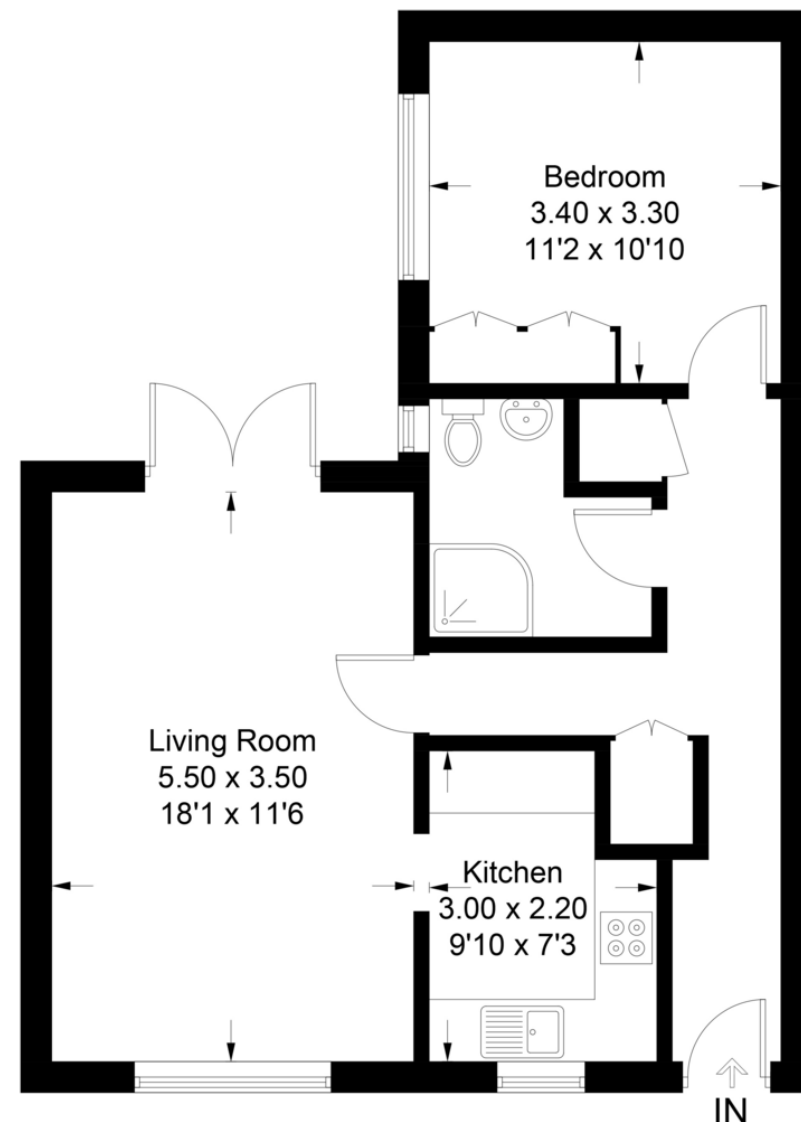


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223110)



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.



11 Coverdale Court, Yeovil

Offers In Region Of £165,000

Martin & Co Yeovil

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<http://www.martinco.com>



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Key features:

- Off-Road Parking (on a first come basis)
- Leasehold Property
- Private Courtyard
- Retirement Development
- Generous Storage Space
- Excellent Condition Throughout
- Close to Bus Route and Town Centre
- Brand New Windows Throughout and Rear French Windows
- Electric Storage Heating



Why you'll like it

A wonderfully presented over 60s bungalow tucked away in a lovely location within easy reach of all local amenities. This well-proportioned property benefits from plenty of fitted storage throughout, easy access and off-road parking plus a private and enclosed rear courtyard garden. This perfectly situated complex has a great sense of community.

It is within easy walking distance of the town centre, local parks and doctors' surgery and on the Preston Road bus route.

ENTRANCE HALL A white front door invites you in to an excellently sized entrance hall providing ample space to store coats and shoes. The hall way is light and roomy and provides access to the living room, bathroom, bedroom and to two large storage cupboards. There is also a telephone point in the hall.

LIVING ROOM 18' 0" x 11' 5" (5.5m x 3.5m) A generously sized, light living space thanks to the newly installed windows and French windows to rear garden. Wonderful neutral walls and carpets. This room also features an electric fireplace and two storage heaters.

KITCHEN 11' 5" x 7' 2" (3.5m x 2.2m) A sizable kitchen with plentiful counter top space. with space for oven, fridge freezer, microwave and washer/dryer. The kitchen is light and bright with a white floral tile finish.

BATHROOM 7' 6" x 6' 10" (2.3m x 2.1m) Modern style bathroom fitted with a shower cubicle, light grey basin and WC, stone effect vinyl flooring and white tiles.

BEDROOM 11' 1" x 10' 9" (3.4m x 3.3m) A spacious double bedroom with built in double wardrobe with mirror doors to help create a spacious look. The double-glazed window overlooks the private patio space to the rear of the property. Natural walls with a light green carpet.

OUTSIDE

To the front of the property is a large communal garden space that is maintained to a high level. There are also plenty of parking spaces around the complex that are on a first come first served basis. To the rear of the property is a private and enclosed courtyard area that is not overlooked by any neighbours. There is also a side gate with access to communal car parking spaces and communal gardens.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

