



Property Location

Coverdale Court is situated 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.

3 Coverdale Court , Yeovil, BA21 3AU

Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft

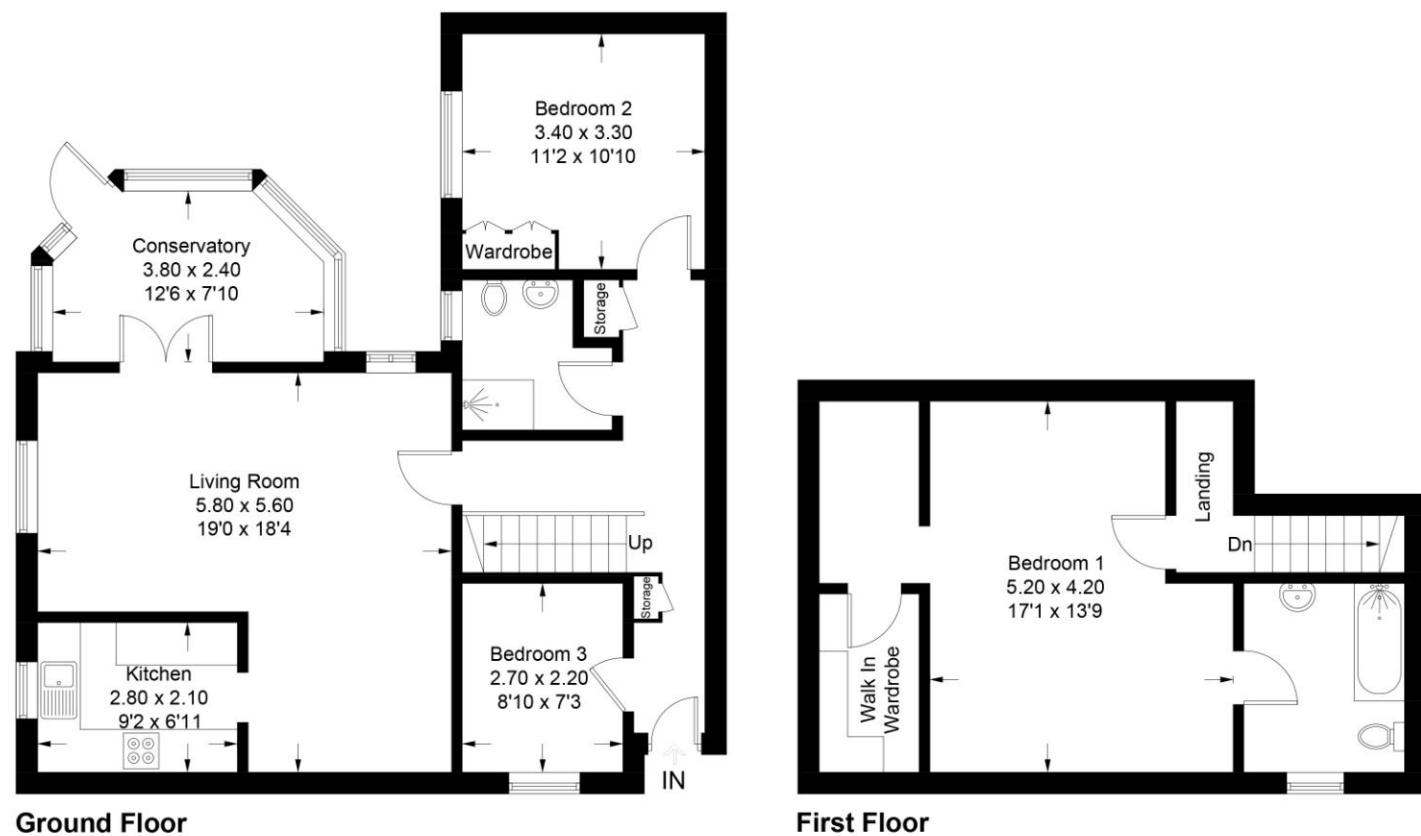


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267425)



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

Offers In Region Of £210,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
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<http://www.martinco.com>



3 Coverdale Court Yeovil BA21 3AU

Key features:

- No Forward Chain
- Close to Bus Route & Town Centre
- Three Double Bedrooms
- Retirement Community (60+)
- Excellent Condition Throughout
- Private Garden
- Conservatory
- Generously Proportioned Throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	80 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This perfectly presented 3-bedroom semi-detached house is tucked away in the desirable complex of Coverdale Court on Preston Road. Featuring a large living space, modern kitchen, conservatory, family bathroom, single bedroom, two double bedrooms, ensuite and private rear garden. This property includes a share of the freehold in this fantastic community orientated, retirement complex. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall. The entrance hall provides access to two double bedrooms, family bathroom, living room, two storage cupboards and the stairs which rise to the first floor. The hall is neutrally decorated and has carpeted flooring. Loft hatch above and one radiator.

LIVING ROOM 18' 4" x 19' 0" (5.6m x 5.8m) A generous living and dining space with two double glazed windows overlooking the rear garden. Double glazed French doors to the conservatory. Neutral walls and light grey carpet. Two radiators.

KITCHEN 9' 2" x 6' 10" (2.8m x 2.1m) Directly adjacent to the living room is the compact kitchen fitted with white cabinets, drawers and countertops. Integrated electric oven and hob with space for a freestanding fridge freezer and washing machine. Neutral walls and white tiled splashguards. Ceiling spotlights and vinyl flooring. One double glazed window to the rear.

CONSERVATORY 12' 5" x 7' 10" (3.8m x 2.4m) A spacious conservatory overlooking the private rear garden. Double glazed windows and double-glazed door leading to the garden. Exposed red brick walls and vinyl flooring.

BATHROOM 6' 10" x 6' 10" (2.1m x 2.1m) The ground floor family bathroom has a three-piece suite comprising of a w/c, hand basin and shower cubical. White tiled walls and vinyl flooring. Obscure double-glazed window. One radiator.

BEDROOM TWO 11' 1" x 10' 9" (3.4m x 3.3m) Generous ground floor double bedroom with built in wardrobe with mirrored sliding doors. Double glazed window overlooking the rear garden. Neutral walls and grey carpet. One radiator.

BEDROOM THREE 7' 2" x 8' 10" (2.2m x 2.7m) A single bedroom with double glazed window to the front of the property. Neutrally decorated walls and carpet. One radiator.

STAIRS AND LANDING: The stairs rise to the first-floor landing which provides access to the master bedroom. The landing has white banisters, neutrally decorated walls and carpet. Double glazed Velux window.

MASTER BEDROOM 17' 0" x 18' 4" (5.2m x 5.6m) A large master bedroom with separate walk-in-wardrobe attached. The bedroom is neutrally decorated throughout and has grey carpet. Double glazed window and one radiator.

ENSUITE 8' 6" x 7' 2" (2.6m x 2.2m) Directly adjacent to the master bedroom is this 3-piece suite comprising of a W/C, hand basin and bathtub. Cream coloured tiled walls and wooden laminate flooring. Double glazed Velux window. One radiator.

OUTSIDE To the front of the property is a large communal garden space that is maintained to a high level. There are also ample parking spaces around the complex that are on a first-come-first-served basis. To the rear of the property is a private garden with a patio area and laid lawn.

