



Property Location

This three-bedroom town house is situated in the desirable and quiet Merlin Close residential area on the western side of Yeovil. The property benefits from being within walking distance of primary and secondary schools as well as Merlin woods and park. The town centre is a short drive away and offers plenty of shops, restaurants and a cinema.

9 Merlin Close, Yeovil, BA21 3GX

Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 114.4 sq m / 1231 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329059)



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.

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Merlin close, Yeovil

Offers In Region Of £260,000



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Key features:

- Three-Bedroom Town House
- Desirable Location
- Chain Free
- Modern Kitchen and Bathrooms
- Close To Schools and Parks
- Ground Floor W/C
- Private Garden
- Single Garage and Allocated Parking
- Ideal Family Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This presentable three-bedroom end-of-terrace town house is situated in the desirable Merlin Close residential area in Yeovil. The property offers a sitting room, kitchen, conservatory, two bathrooms, three double bedrooms, cloakroom, garden, single garage and an allocated parking space. Would make the perfect family home. Benefiting from being sold with no onward chain, viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into the open entrance hall which provides access to the sitting room, kitchen, cloakroom, the stairs which rise ahead to the first floor and a storage cupboard perfect for coats and shoes. The hallway has neutrally decorated walls and tiled effect vinyl flooring. One radiator.

SITTING/DINING ROOM 15' 5" x 12' 5" (4.7m x 3.8m) A spacious sitting/dining room with double glazed sliding doors leading to the conservatory. Neutrally decorated walls and carpet flooring. Space for dining table and chairs. Understairs storage cupboard. One radiator.

KITCHEN 5' 10" x 11' 9" (1.8m x 3.6m) A modern kitchen fitted with a mixture of grey cabinets and drawers. Wooden effect laminate work surfaces with an inset ceramic basin and drainer. Integrated electric oven with a four-ring gas hob and retractable cooker hood above. Space for dishwasher, washing machine and a freestanding fridge/freezer. Cupboard housing the combi boiler. Neutral walls and tiled effect vinyl flooring. Double glazed window to the front of the property. One radiator.

CONSERVATORY 9' 10" x 7' 10" (3.0m x 2.4m) A double glazed conservatory with French doors opening into the rear garden. The perfect secondary reception room that is currently utilised as a dining room.

CLOAKROOM 5' 10" x 2' 3" (1.8m x 0.7m) A downstairs cloakroom with a two-piece suite comprising of a white w/c and hand basin. Obscure double-glazed window to the front of the property. Lilac coloured walls and tiled effect vinyl flooring. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the two double bedrooms and family bathroom. Neutral walls and carpet flooring. White wooden banisters. One radiator.

BEDROOM TWO 10' 9" x 8' 6" (3.3m x 2.6m) A double bedroom featuring a built-in wall-to-wall wardrobe and large double-glazed window to the front of the property. Neutrally decorated walls with a wallpapered feature wall. Beige carpet. One radiator

BATHROOM 5' 10" x 8' 6" (1.8m x 2.6m) The family bathroom consists of a four-piece suite comprising of a white w/c, hand basin, bathtub and walk-in shower cubicle. Wall-mounted storage unit. Partially white tiled walls and wooden effect vinyl flooring. full-length heated towel rail.

BEDROOM THREE 10' 9" x 8' 6" (3.3m x 2.6m) A double bedroom with a built-in wall-to-wall wardrobe and double-glazed window to the rear of the property. This room could also make the perfect home-office. Neutral walls and beige carpet. One radiator.

STAIRS: The carpeted stairs rise to the second-floor landing which provide access to the bathroom, double bedroom and an airing cupboard.

BEDROOM ONE 12' 9" x 12' 9" (3.9m x 3.9m) A generous double bedroom with a double-glazed window to the front and a built-in storage cupboard. Neutrally decorated walls with a wallpapered feature wall and beige carpet flooring. One radiator.

BATHROOM 12' 9" x 6' 2" (3.9m x 1.9m) An airy bathroom fitted with a four-piece suite comprising of a white w/c, hand basin, bathtub and walk-in shower cubicle. Built-in vanity cupboard and obscure double-glazed window to the rear of property. Partially tiled walls and wooden laminate flooring. One radiator.

GARAGE 8' 6" x 18' 0" (2.6m x 5.5m) A single garage with an up-and-over roll-up style door to the front. Lighting and above rafters storage. Side door access to the rear garden.

OUTSIDE: To the rear of the property is a private and enclosed south-west facing garden laid with patio. Creating a low maintenance suntrap perfect for outdoor entertaining and dining. Raised beds. Access to the garage and gated access to the front of the property. External lighting and water outlet.

