



10, Constable Close



STAGS

10, Constable Close

, Yeovil, Somerset BA21 5XS

Town Centre 2 miles. Sherborne 6 miles.

A well appointed and extended three bedroom detached house with driveway, garage and enclosed gardens with two useful shed. EPC Band C

- Popular Residential Area
- Well Appointed Kitchen/Breakfast Room
- Shower Room
- Enclosed Gardens
- Council Tax Band D
- Two Reception Rooms
- Three Bedrooms
- Driveway and Garage
- Freehold

Offers In Excess Of £300,000

SITUATION

10 Constable Close is situated on the north-eastern outskirts of the town, close to open countryside. The town offers an excellent range of shopping, recreational and educational facilities, as well as a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

10 Constable Close is an extended three-bedroom detached house, constructed with brick elevations under a tiled roof, featuring a flat-roofed garage and side extension. The property benefits from uPVC double-glazed windows and doors throughout, together with gas-fired central heating.

Presented in excellent decorative order, the accommodation includes a welcoming hallway, a comfortable sitting room, and a superb kitchen/breakfast room forming the heart of the home, complete with integrated appliances and French doors to the rear garden. Adjoining the kitchen is a bright and spacious family/dining room with patio doors to the garden and an adjoining rear lobby. Upstairs are three bedrooms—one currently used as a craft room/study—along with a modern shower room. Outside, there is a block-paved driveway leading to the garage, and to the rear a fully enclosed garden with attractive metal fencing.



ACCOMMODATION

A covered entrance porch with uPVC door opens into the entrance hall, with stairs rising to the first floor and thermostatic controls for the central heating. The living room features a bay window to the front and an attractive marble fireplace with wooden surround and inset remote-controlled electric fire. A useful under-stairs cupboard provides storage. The kitchen/breakfast room is comprehensively fitted and includes a 1¼ bowl Belfast sink with mixer tap, adjoining worktops, and a range of floor and wall-mounted cupboards with concealed lighting. Integrated appliances include a gas hob with stainless steel hood, fan-assisted double oven and grill, fridge, and washing machine. A concealed EVO gas-fired boiler, tiled flooring, and glazed French doors opening to the garden complete this space. A doorway leads to the family/dining room, which enjoys a dual aspect with patio doors to the garden, three wall lights, and a built-in bookcase. A door leads to the inner lobby with coat hooks, space for an American-style fridge/freezer, a side door, and further access to the garage.

Upstairs, the landing features a window to the side, airing cupboard with factory-lagged cylinder and slatted shelving, and trap access to the part-boarded and lit roof space. Bedroom One: Window to rear and built-in mirror-fronted wardrobes. Bedroom Two: Window to front and fitted wardrobes. Bedroom Three: Currently used as a craft room/office with fitted shelving and window to front. Shower Room: Large walk-in shower, vanity unit with inset wash basin and illuminated mirror above, low-level WC, and heated towel rail.

OUTSIDE

The property is approached via a block-paved driveway with matching path leading to the garage, which has an up-and-over door, power and light, extensive shelving, and useful mezzanine storage.

The front garden is mainly laid to lawn with a selection of palm trees. A gated side path with external lighting leads to the rear garden, which is fully enclosed by attractive metal fencing. It features a paved patio, small lawn, two garden sheds, and an external cold-water tap. On the far side of the property is a bin storage area with an electric socket.

SERVICES

All mains services are connected.
Gas fired central heating.
Mobile Coverage : EE, Three, O2 and Vodafone (some service may be limited - Ofcom)
Broadband : Standard, Superfast and Ultrafast (Ofcom)
Flood Risk Status : very low risk (Environment Agency)

VIEWINGS

Strictly by appointment through the vendors selling agents, Stags, Yeovil office. Telephone 01935 475000

DIRECTIONS

What3words: ///care.sugars.words

From the hospital roundabout head north to the college roundabout, taking the third exit onto Mudford Road. On leaving the town, turn right onto Lyde Road, taking the second turning right into Cavalier Way, followed by the next left into Constable Close. No 10 will be found a short distance along on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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