



FOR SALE



Full video walk - through

Yeovil, BA21 5SG

£350,000



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ESTATES

Beautifully presented detached family home in sought after location in Yeovil within easy reach of schools and regular bus service. The accommodation comprises spacious living room, useful cloakroom and large modern fitted kitchen with archway through to a dining room and a conservatory. Upstairs are four bedrooms, master with en-suite and dressing room and a family bathroom. To the front of the property are electric gates opening to a paved parking area for 2/3 cars and to the rear is a garage with off road parking for 1 car. The well maintained rear garden is of a good size and fully enclosed. An early viewing is highly recommended to fully appreciate all this lovely property has on offer.

£350,000



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

Entrance Porch

Double glazed door to front and door to entrance hall.

Entrance Hall

Tiled flooring, stairs to first floor, under stairs cupboard, storage cupboard, radiator and doors to:

Living Room - 15' 10" x 13' 10" (4.826m x 4.210m)

Front aspect double glazed window, modern electric fire, laid to carpet and two vertical radiators.

Kitchen - 20' 7" x 10' 11" (6.273m x 3.327m)

Two rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, tiled splash backs, single bowl sink, space for range style cooker, extractor, plumbing for washing machine, plumbing for dishwasher, integrated fridge/freezer, space for fridge/freezer, vinyl flooring, radiator and double glazed door to garden.

Dining Room - 16' 5" x 10' 8" (5.010m x 3.257m)

Front aspect double glazed window, modern electric fire, oak flooring, radiator and double glazed sliding doors to conservatory.

Conservatory - 9' 6" x 8' 11" (2.894m x 2.717m)

Side and rear aspect double glazed windows, oak flooring and double glazed French doors to garden.

Cloakroom

Side aspect double glazed window, tiled flooring, fully tiled walls, wash hand basin and WC.

Landing

Side aspect double glazed window, access to loft and doors to:

Dressing Room - 9' 4" x 7' 1" (2.833m x 2.153m)

Laid to carpet, radiator and archway to Master Bedroom.

Master Bedroom - 12' 2" x 10' 8" (3.719m x 3.255m)

Front aspect double glazed window, laid to carpet, radiator and door to en-suite.

En-Suite

Rear aspect double glazed window, vinyl flooring, fully tiled shower cubicle, wash hand basin with vanity unit, WC, extractor fan and chrome heated towel rail.

Bedroom Two 12' 4" x 10' 2" (3.764m x 3.092m)

Front aspect double glazed window, laid to carpet and radiator.

Bedroom Three 13' 10" x 9' 4" (4.216m x 2.840m)

Rear aspect double glazed window, laid to carpet and radiator.



Bedroom Four - 7' 11" x 6' 0" (2.415m x 1.833m) at widest point

Front aspect double glazed window, laid to carpet, cupboard above stairs and radiator.

Bathroom

Rear aspect double glazed window, laminate flooring, fully tiled walls, bath with shower over, wash hand basin with vanity unit, WC and chrome heated towel rail.

Garage

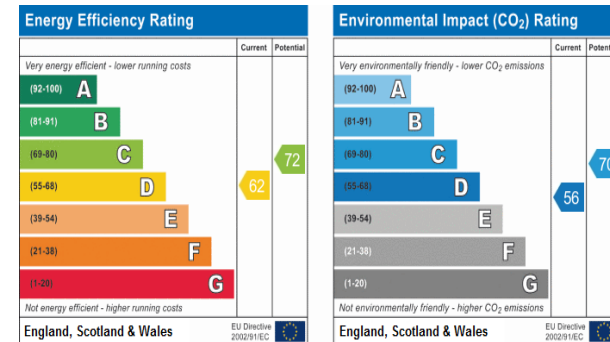
Up and over door, power and lighting and personal door to side.

Parking

To the front of the property are double electric gates which open out to a paved area which provides off road parking for 2/3 cars and is enclosed by hedges. There is also parking for 1 car to the rear of the property in front of the garage which can be accessed via a private service road.

Rear Garden

Paved area with artificial lawn, patio, shed and outside tap enclosed by fencing. There are 3 gates, one of which leads to the garage and rear parking space and another to the front of the property and the off road parking area.

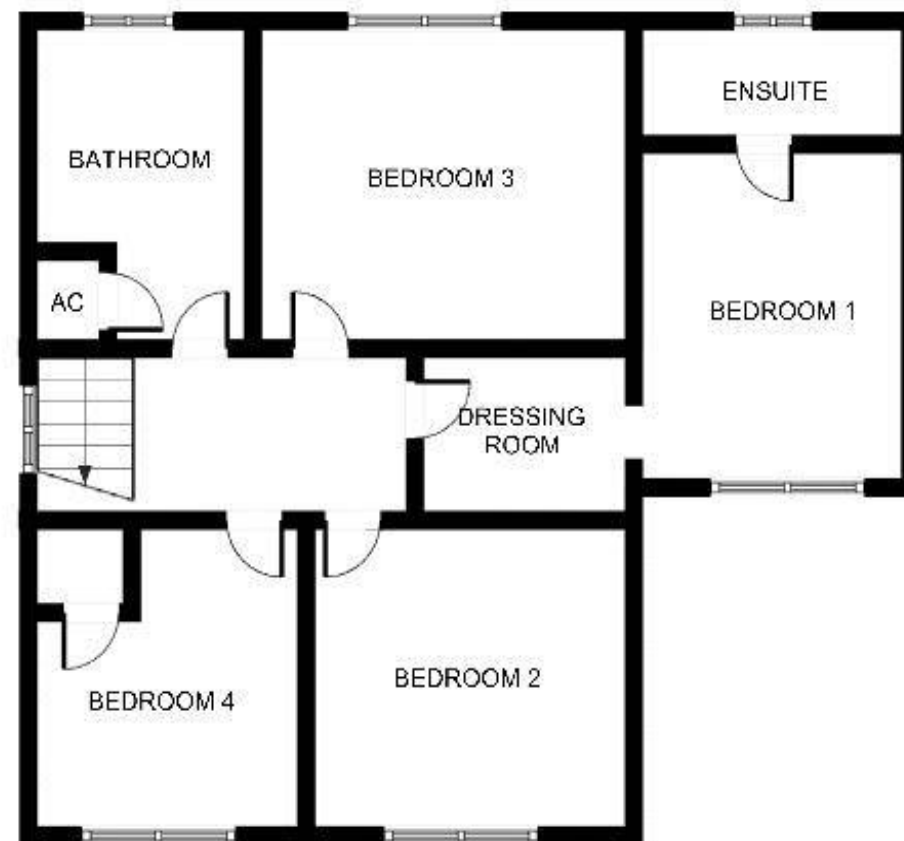
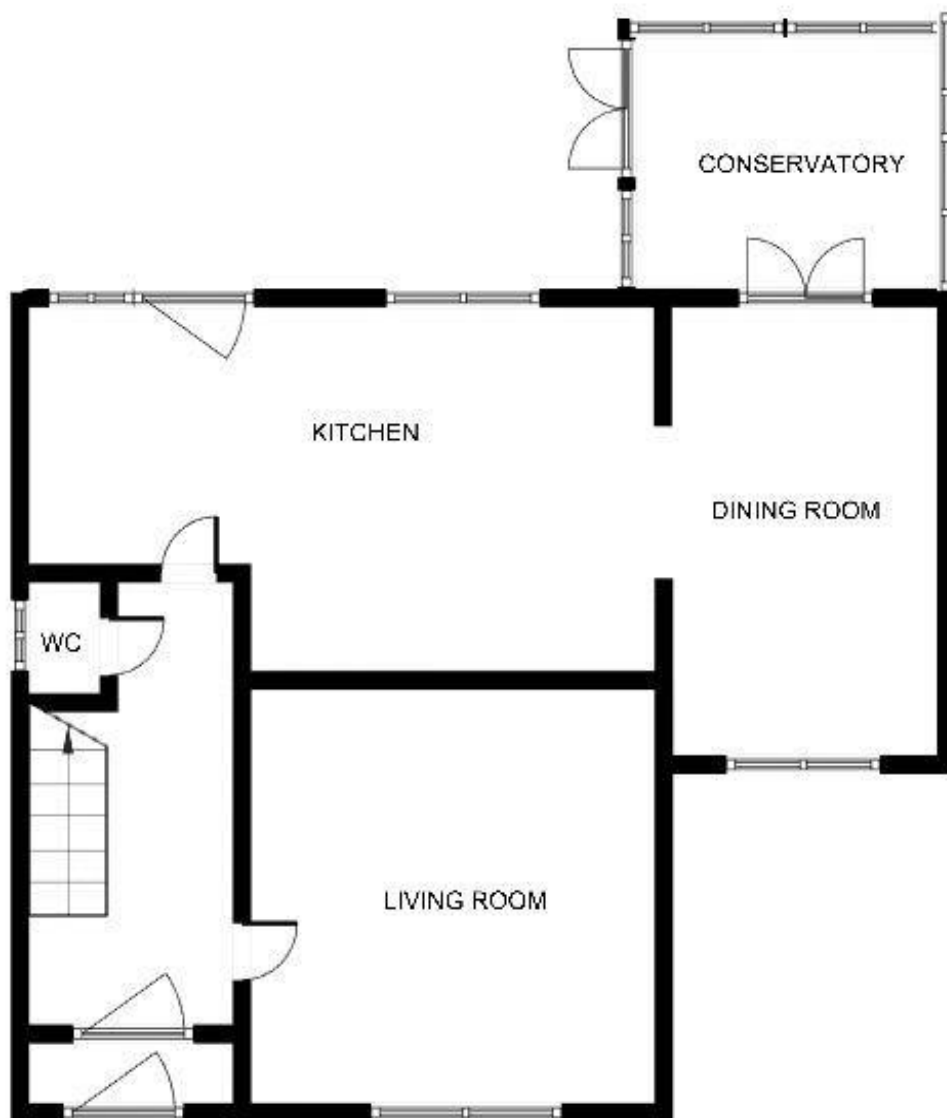


Directions

Proceed along Reckleford and at the traffic lights turn left onto Lyde Road. Continue along this road and at the roundabout go straight across. Take the third exit into Runnymede Road and at the end of the road turn left and immediately right into St Marys Crescent. Take the next turning on the right into Fairmead Road where the property can be found on the left hand side easily identifiable by our distinctive For Sale Board.

AGENTS NOTE

Orchards Estates 24/7 Sales & Lettings - We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. All available 24/7 for your convenience. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



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