



**FOR SALE**



**Full video walk - through**

Yeovil, BA21 3GU

**£110,000**



**ORCHARDS**  
ESTATES



An exciting opportunity has arisen to get your foot on the property ladder. This well presented modern coach house benefits from an allocated parking space adjacent to the property. The accommodation comprises spacious open plan kitchen/living room, a double bedroom and a bathroom. The property is located in a sought after area in Yeovil within easy reach local amenities and regular bus service.

£110,000



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.

**Living Room/Kitchen** - 18' 3" x 9' 3" (5.56m x 2.81m)  
Front and rear aspect double glazed windows, laminate flooring. Fitted kitchen comprising a range of wall and base units with worktops over, gas hob, electric oven, tiled splash backs, radiator and cupboard housing boiler.

**Bedroom** - 11' 1" x 10' 0" (3.37m x 3.06m)  
Rear aspect double glazed window and radiator.

**Bathroom** - 6' 10" x 6' 1" (2.08m x 1.85m)  
Front aspect double glazed window, bath with mixer taps and shower over, wash hand basin, WC, partially tiled walls, extractor fan and radiator.

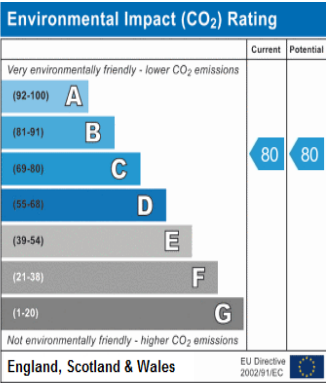
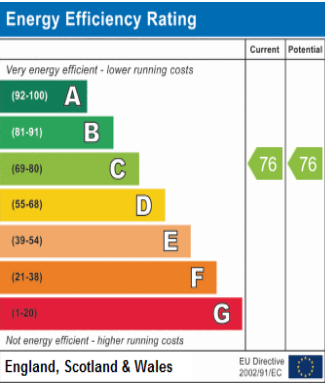
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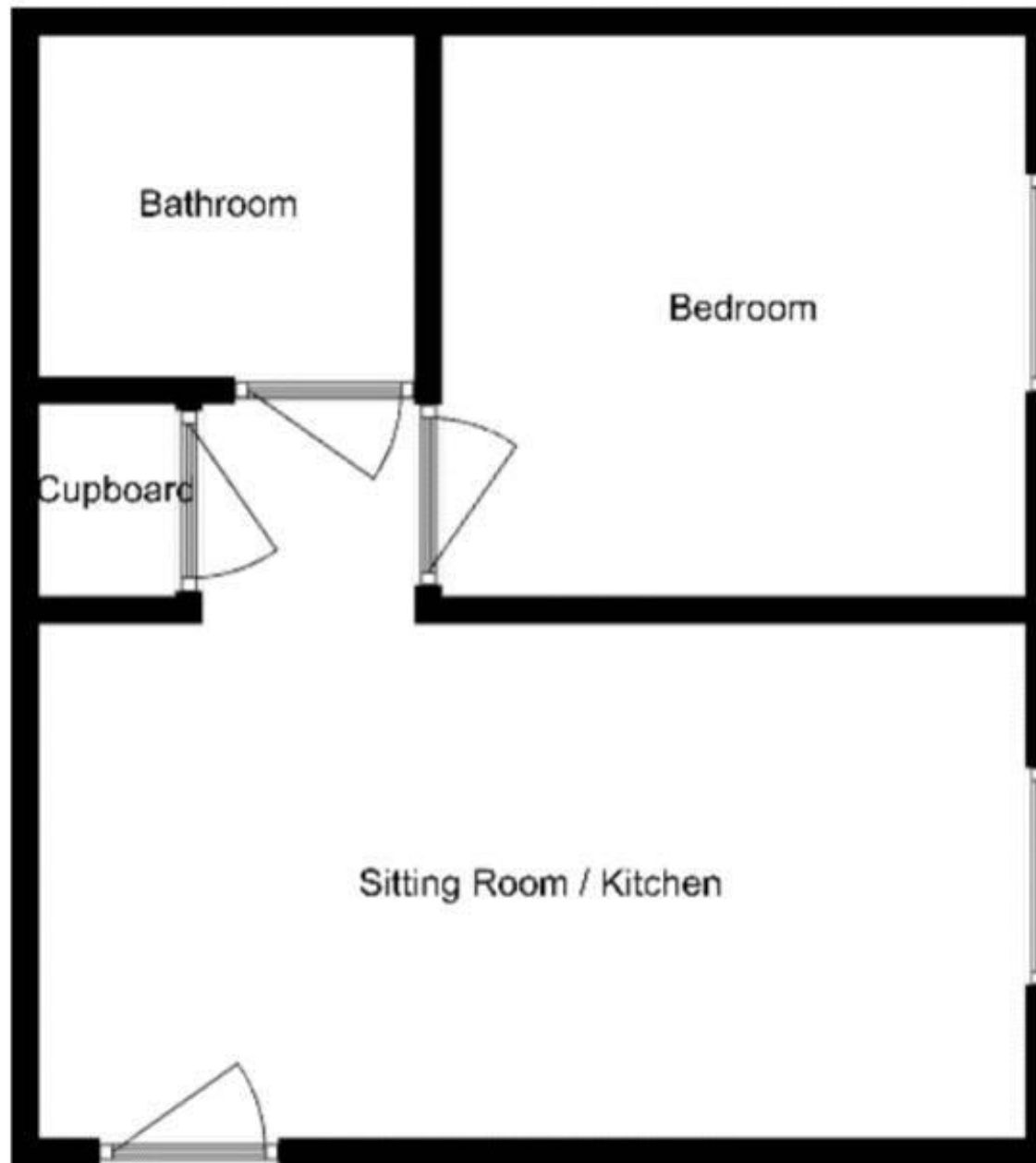
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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.



Directions

From Thorne Lane, head South on Larkhill Road and follow this road for just under half a mile where you will see the right hand turn into Percivale Road and then turn right into Tristram Close.





01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.