



**FOR SALE**

Yeovil, BA20 1SF

£260,000



**Full video walk - through**



**ORCHARDS**  
ESTATES

Located within easy walking distance of local amenities, this unique three bedroom maisonette comes with the added benefit of off road parking for several cars and a double garage as well as stunning views of Nine Springs Country Park from your own private sun terrace with wrap around balcony. The accommodation which is arranged on two floors comprises an inviting entrance hall, living room, a separate dining room, spacious kitchen/breakfast room, a double bedroom and a downstairs bathroom. On the first floor are two further double bedrooms with a 'jack and jill' shower room. To the front is a driveway providing ample off road parking and a double garage. An early viewing is highly recommended to fully appreciate all that is on offer in this great location.

£260,000



## 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 - 11' 7" x 4' 11" (3.533m x 1.498m)

Door to side, further door which leads to wrap around balcony, windows to front, wall lights and stained glass door to entrance hall.

### Entrance Hall - 16' 10" x 8' 10" (5.141m x 2.696m)

Stairs to first floor, under stairs cupboard with shelving, laid to carpet, radiator and doors to:

### Living Room - 18' 0" x 16' 5" (5.480m x 4.998m)

Front and side aspect double glazed bay windows, laid to carpet, feature fireplace with gas fire, wall lights and radiator.

### Dining Room - 14' 5" x 12' 4" (4.388m x 3.755m)

Front and side aspect secondary glazed windows, laid to carpet and radiator.

### Kitchen/Breakfast Room - 17' 7" x 15' 7" (5.362m x 4.744m)

Front aspect double glazed bay window, front aspect single glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, gas hob with extractor over, electric oven, tiled splash backs, vinyl flooring, door to pantry and radiator.

### Bedroom One - 16' 5" x 13' 7" (4.998m x 4.147m)

Rear aspect double glazed bay window with views, range of fitted wardrobes, wash hand basin, laid to carpet and radiator.

### Bathroom - 9' 9" x 5' 9" (2.971m x 1.751m)

Side aspect single glazed window, 'P' shaped bath with mixer taps and shower over, pedestal wash hand basin, WC, airing cupboard with immersion tank, fully tiled walls and chrome heated towel rail.

### Landing

Eaves storage cupboard and doors to:

### Bedroom Two - 17' 4" x 13' 6" (5.277m x 4.119m)

Two rear aspect double glazed windows, skylight window to side, eaves storage cupboards, built in wardrobes, laid to carpet and radiator.

### Bedroom Three - 17' 4" x 10' 4" (5.277m x 3.150m)

Two front aspect double glazed windows, skylight window to side, eaves storage cupboards, laid to carpet and radiator.

### 'Jack and Jill' Shower Room - 8' 6" x 4' 3" (2.594m x 1.293m)

With doors to both bedrooms, shower cubicle, pedestal wash hand basin, WC, vinyl flooring and extractor fan.



### Parking

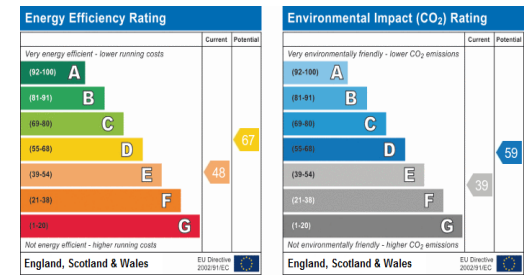
Driveway providing off road parking for several vehicles.

### Double Garage

With two up and over doors.

### Directions

From Horsey roundabout proceed along Brunswick Street and straight on at the traffic lights. Take the next turning on the left into Penn Hill and follow this round where the property can be found on the right hand side.

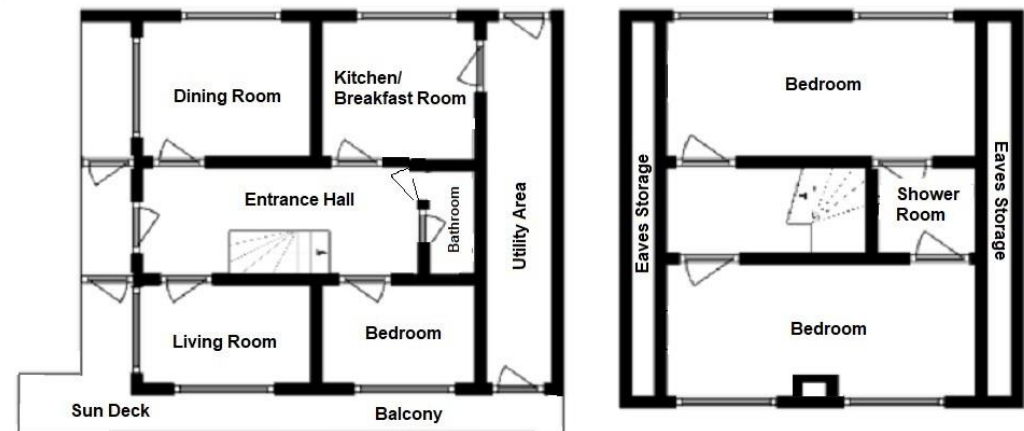


### ADDITIONAL INFORMATION

This property is leasehold. The lease was extended in 2014 to 999 years. Each property owns their own individual freehold.

### AGENTS NOTE

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.



This plan is for illustrative purposes only and all measurements and items are approximate, no responsibility is take for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective buyer.



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