



**FOR SALE**

Yetminster, DT9 6JZ

£290,000



**Full video walk - through**



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Nestled in a quiet cul de sac, within walking distance of the local village pub and a highly regarded cafe and shop, this bright and airy two bedroom detached bungalow comes with the added benefit of off road parking and a garage. Finished to a high standard and offered with no chain, the accommodation comprises spacious living room, modern fitted kitchen/diner, useful utility room and two bedrooms. To the front of the property is a driveway providing off road parking for 2 cars leading to the garage and to the rear of the property is a private enclosed garden.

£290,000



## LOCATION

Yetminster is a popular and sought after village located at the western end of the Blackmore Vale. The village itself has a good range of amenities including a small Spar supermarket, doctor's surgery, primary school and a railway station on the Bristol to Weymouth line. The historic Abbey town of Sherborne, the County town of Dorchester and the regional centre of Yeovil are all within easy commuting distance and there are railway stations at all three towns with regular services to London Waterloo. The A303 can be joined to the north of Sherborne at Wincanton providing good road access to London and the Home Counties via the M3/M25 route. Bournemouth Airport is within comfortable driving distance.

### Kitchen/Diner 19' 4" x 8' 7" (5.883m x 2.625m)

Double glazed door to front, rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, tiled splash backs, range cooker, integrated dishwasher, integrated fridge, laminate wood effect flooring, inset spot lights, radiator and double glazed door to rear.

### Inner Hall

Doors to:

### Living Room - 15' 1" x 14' 10" (4.61m x 4.52m)

Rear aspect double glazed window, laid to newly fitted carpet, radiator and double glazed French doors to garden.

### Utility Room - 7' 8" x 4' 4" (2.34m x 1.33m)

Base units with worktop over, plumbing for washing machine, integrated freezer, new Glow-worm boiler fitted April 2021 (7 year warranty) and double glazed door to rear.

### Bedroom One - 14' 8" x 9' 7" (4.47m x 2.91m)

Front aspect double glazed window, built in wardrobe and radiator.

### Bedroom Two - 8' 8" x 7' 8" (2.63m x 2.34m)

Front aspect double glazed window, built in wardrobe, laid to newly fitted carpet and radiator.

### Bathroom

Bath with shower over, wash hand basin, WC, fully tiled walls, shaver point, extractor fan and heated towel rail.

### Garage - 14' 3" x 8' 3" (4.353m x 2.502m)

Up and over door, hatch to insulated roof space, power and lighting.

### Driveway

Driveway to front providing off road parking for 2 cars.

### Front Garden

Laid mainly to lawn with flower beds, box hedging and plants with two outside lights.

### Rear Garden

Laid to patio and decking leading onto a lawned area, outside tap, enclosed by hedging, fencing and wall (lined with bamboo) with access to side.

## 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.



### Directions

Head south east along A37 Dorchester Road and turn left onto Lakegate Lane. Continue along this road and at the end of the road turn left onto Common Lane. At the end of the road turn right onto Ryme Road. Follow this road and turn left onto Uplands where the property can be found within the cul de sac on the right.



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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		65   <b>D</b>
39-54	<b>E</b>	39   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



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



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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.