



ORCHARDS
ESTATES

Coming Soon!

FOR SALE

Abbey Manor Park, Yeovil, BA21 3SP

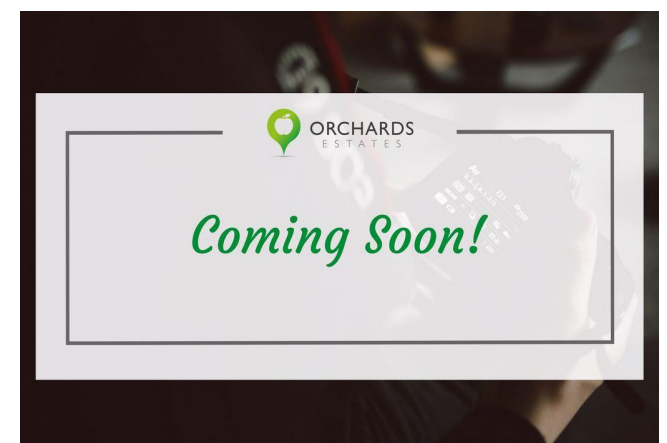
£180,000



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Situated in the popular location of Abbey Manor Park, this two bedroom end of terrace home comes with the added benefit of allocated parking and no chain. The accommodation comprises spacious living room and fitted kitchen downstairs and upstairs two double bedrooms and the family bathroom. To the side of the properties, is a parking area where you will find your allocated parking. Occupying a corner plot, the garden is of a good size and extends to the side of the property. Ideally suited for first time buyers or as an investment opportunity, this property is a must view to fully appreciate all that is on offer in this sought after location.

£180,000



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 Hall

Double glazed door to front, laminate flooring, stairs to first floor, under stairs cupboard and radiator.

Living Room - 14' 7" x 12' 11" (4.442m x 3.925m)

Side and rear aspect double glazed windows, laid to carpet, radiator and double glazed door to garden.

Kitchen - 9' 10" x 6' 11" (2.992m x 2.102m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, space for cooker, plumbing for washing machine, space for fridge/freezer, gas boiler, tiled splash backs, vinyl flooring and radiator.

Landing

Laid to carpet, access to loft and doors to:

Bedroom One - 12' 10" x 9' 9" (3.911m x 2.980m)

Rear aspect double glazed window and radiator.

Bedroom Two - 12' 11" x 8' 2" (3.927m x 2.489m)

Two front aspect double glazed windows, laid to carpet, airing cupboard housing hot water tank and radiator.

Bathroom

Side aspect double glazed window, bath with electric shower over, pedestal wash hand basin, WC, half tiled walls, vinyl flooring and radiator.

Parking

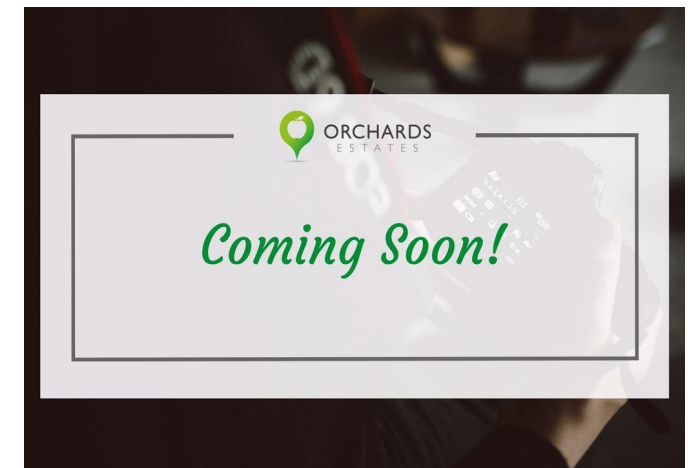
There is allocated parking for up to 2 cars to the situated to the side of the properties.

Front Garden

Accessed via gate and laid mainly to gravel with pathway to front door and enclosed by fencing.

Rear Garden

Laid mainly to lawn with gravelled seating area and gated access to side which leads onto an additional section of lawn and pathway to front garden.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

AWAITING FLOORPLAN

Directions

Proceed along Preston Road and at the roundabout take the 3rd exit onto Western Avenue. At the next roundabout take the 3rd exit onto Stourton Way. Proceed along this road and then turn left into The Toose and then left again into Evesham Avenue where the property can be found on the right hand side.



01460 477977 or 01935 277977



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.