



**FOR SALE**



**Full video walk - through**

Yeovil, BA21 5GE

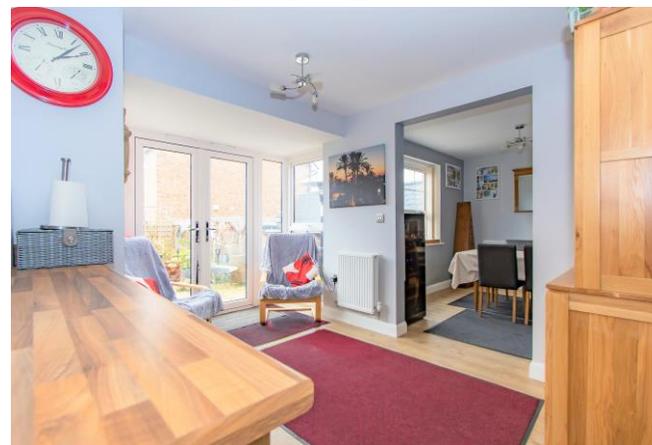
Offers in the Region Of £400,000



**ORCHARDS**  
ESTATES

Modern detached and spacious family home, situated in a popular location in Yeovil, close to local schools and amenities, with the added benefit of off road parking for up to 4 cars and a double garage. The well presented accommodation comprises spacious living room, generous open plan kitchen/breakfast/dining room, a separate utility room, a study and a downstairs cloakroom. Upstairs are four double bedrooms, en-suite shower room and a family bathroom. To the rear of the property is a private enclosed garden with gated access to the driveway and double garage. With lovely views as far as Glastonbury Tor and offered with no chain, an early viewing comes highly recommended.

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## 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, luxury vinyl flooring, storage cupboard housing fuse box, stairs to first floor and radiator.

### Living Room - 19' 10" x 12' 2" (6.057m x 3.696m)

Front aspect double glazed box window, laid to carpet and two radiators.

### Kitchen - 10' 2" x 8' 10" (3.104m x 2.700m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over and upstands, one and a half bowl sink, gas hob with extractor over and splash back, electric oven, space for integrated dishwasher, space for fridge/freezer and luxury vinyl flooring.

### Breakfast Area - 12' 3" x 7' 2" (3.736m x 2.176m)

Two side aspect double glazed windows, luxury vinyl flooring, radiator, under stairs cupboard and double French doors to garden.

### Dining Area - 10' 8" x 8' 8" (3.242m x 2.639m)

Rear aspect double glazed window, luxury vinyl flooring and radiator.

### Utility Room - 5' 9" x 5' 3" (1.754m x 1.59m)

Range of wall and base units with worktop over, plumbing for washing machine, space for tumble dryer, luxury vinyl flooring, gas boiler, radiator and double glazed door to side.

### Cloakroom

Wash hand basin, WC, extractor fan, radiator and luxury vinyl flooring.

### Study - 7' 5" x 7' 0" (2.26m x 2.137m)

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

### Landing

Large storage cupboard housing pressurised hot water tank, laid to carpet, access to loft and radiator.

### Bedroom One - 12' 8" x 11' 8" (3.861m x 3.554m)

Two front and one side aspect double glazed windows, laid to carpet and radiator.

### En-Suite

Double shower cubicle with tiling, pedestal wash hand basin, WC, luxury vinyl flooring, extractor fan, shaver socket and radiator.



**Bedroom Two** - 14' 2" x 10' 8" (4.313m x 3.250m)

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

**Bedroom Three** - 11' 0" x 10' 5" (3.355m x 3.167m)

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

**Bedroom Four** - 10' 5" x 9' 9" (3.169m x 2.969m)

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

**Bathroom**

Rear aspect double glazed window, bath with shower over and tiling, pedestal wash hand basin, WC, extractor fan, radiator and luxury vinyl flooring.

**Double Garage** - 17' 7" x 17' 2" (5.36m x 5.24m)

Two up and over doors, power and lighting.

**Driveway**

Driveway to side of property providing off road parking for up to 4 cars.

**Front**

Laid mainly to gravel with railings and steps to front door.

**Rear Garden**

Laid mainly to gravel with terraced seating area with steps down to a further seating area with pergola over, outside power, enclosed by wall and fencing with gated access to side.

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

**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**

Proceed along Lyde Road and at the roundabout take the exit for Wyndham Park. Proceed along this road and take the first turning on the left into Collingwood Road. Take the 2nd right into Shackleton Road and at the end of the road turn left and the property can be found on the right.



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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.