



FOR SALE



Full video walk - through

Yeovil, BA21 3UG

£390,000



ORCHARDS
ESTATES

Nestled at the end of a quiet cul de sac accessed by its own private driveway with only one neighbour, is this spacious detached four bedroom family home. Located in a hugely popular residential area of Yeovil with amenities and schools close by. The beautifully presented accommodation comprises sitting room with gorgeous bay window to front, generous well equipped kitchen/diner, separate utility room, garden/play room and a useful downstairs toilet. Upstairs are four good size bedrooms, en-suite to master and a family bathroom. To the front of the property is a driveway providing off road parking for up to four cars as well as a garage and to the rear is a private enclosed garden with access to side.

£390,000



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 - 4' 2" x 4' 0" (1.26m x 1.22m)

Double glazed door to front, laid to carpet, stairs to first floor and radiator.

Sitting Room - 13' 6" x 13' 5" (4.11m x 4.10m)

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

Kitchen/Diner - 20' 1" x 9' 2" (6.12m x 2.79m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, Butler style sink, five ring gas hob, electric oven, integrated fridge/freezer, laminate flooring and double glazed French doors to garden room.

Utility Room - 5' 1" x 5' 1" (1.56m x 1.56m)

Double glazed door to rear, range of wall and base units with worktop over, plumbing and space for washing machine.

Garden Room - 11' 9" x 7' 9" (3.59m x 2.36m)

Side and rear aspect double glazed windows, radiator and double glazed French doors to side.

Cloakroom - 5' 2" x 3' 8" (1.57m x 1.13m)

Side aspect double glazed window, wash hand basin, WC and heated towel rail.

Landing

Access to loft and doors to:

Bedroom One - 13' 6" x 12' 6" (4.11m x 3.81m)

Front aspect double glazed bay window, airing cupboard and radiator.

En-Suite - 5' 10" x 5' 4" (1.78m x 1.62m)

Front aspect double glazed window, shower cubicle, wash hand basin, WC, extractor fan and radiator.

Bedroom Two - 11' 5" x 9' 5" (3.49m x 2.88m)

Rear aspect double glazed window, fitted wardrobe and radiator.

Bedroom Three - 13' 7" x 12' 0" (4.15m x 3.66m)

Front aspect double glazed window, fitted wardrobe and radiator.

Bedroom Four - 8' 9" x 8' 9" (2.67m x 2.66m)

Rear aspect double glazed window and radiator.

Bathroom - 6' 8" x 6' 3" (2.02m x 1.91m)

Rear aspect double glazed window, bath with mixer taps, wash hand basin, WC and heated towel rail.

Integral Garage

Up and over door, power and lighting.



Driveway

Paved driveway providing parking for up to 4 cars.

Rear Garden

Initial decked area leading to a lawn, patio area and gated access to side enclosed by fencing and wall.

AGENTS NOTE

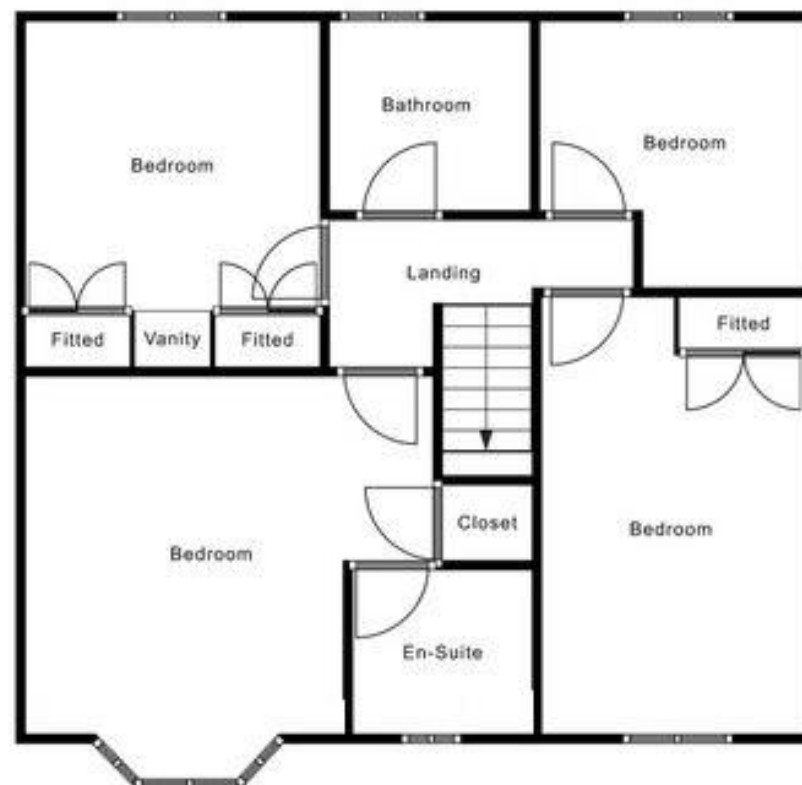
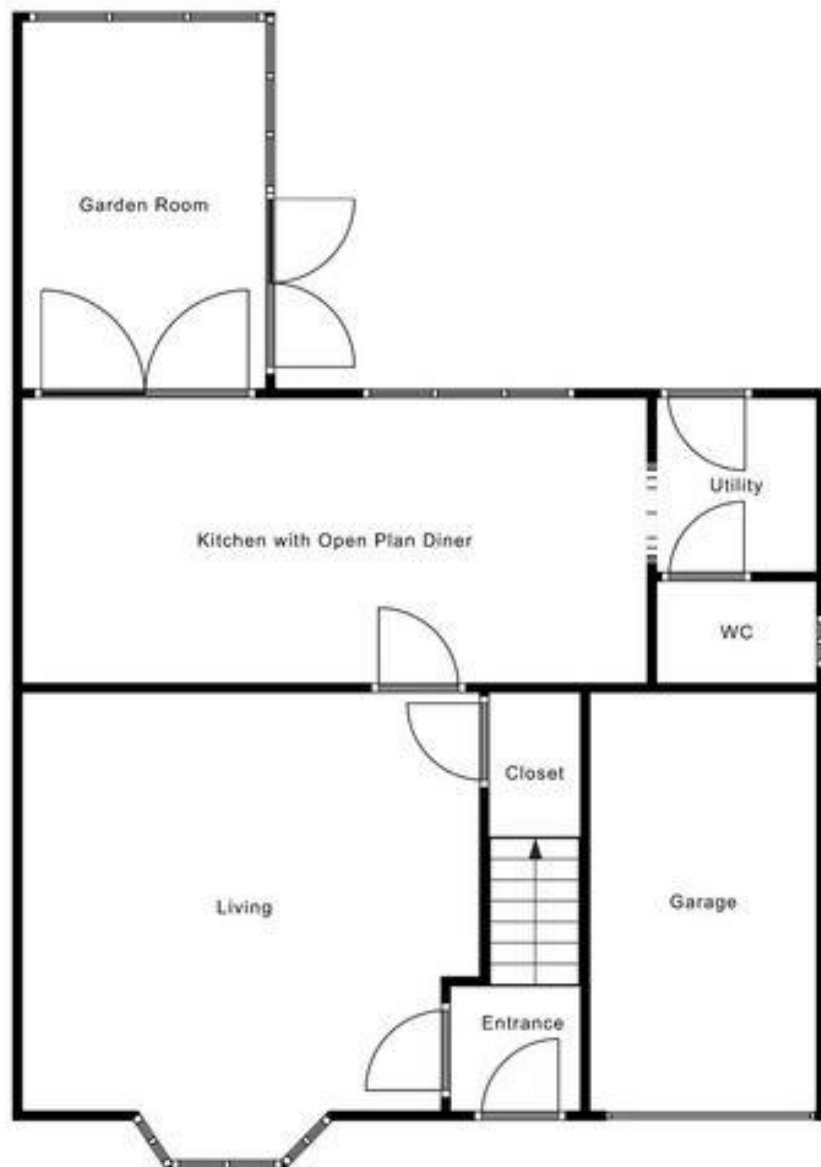
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock,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

From Larkhill Road turn left onto Fosse Way and turn left at the junction and left again onto Fosse Close. Drive to the right hand corner where you will find the driveway entrance to the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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