



**FOR SALE**



**Full video walk - through**

Houndstone, Yeovil, BA22 8FJ

**£245,000**



**ORCHARDS**  
ESTATES



Situated on Phase 4 of the Agusta Park development, a desirable location on the Western outskirts of Yeovil and within easy reach of numerous countryside walks and amenities as well as a recently established primary school, is this modern three bedroom home with the added benefit of easily accessible private parking. The well presented accommodation comprises spacious living room, kitchen/diner and useful downstairs cloakroom. The owner upgraded all options available from the developer several years ago and this is evident when viewing as the property can easily be described as superior to anything else currently on offer within the immediate area. Upstairs are three bedrooms, master with en-suite and a family bathroom with side window offering additional natural light. To the side of the property is the private driveway providing off road parking for 2 vehicles and to the rear a private enclosed garden with a Westerly orientation. The property is freehold and retains approx 7 years of NHBC warranty.

£245,000



## 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.

### Front

Laid to gravel with pathway to front door enclosed by iron railings and iron gate.

### Entrance Hall

Double glazed door to front, stairs to first floor, wood effect luxury vinyl flooring and radiator.

### Sitting Room - 14' 5" x 12' 0" (4.404m x 3.669m)

Front aspect double glazed window, under stairs cupboard access door, laid to carpet and radiator.

### Kitchen/Diner - 15' 3" x 9' 8" (4.657m x 2.950m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, integrated appliances to include induction hob with extractor over, electric oven, fridge/freezer, dishwasher and washing machine, splash back, gas boiler, wood effect luxury vinyl tiled flooring and double glazed French doors to garden. As with all the finishing touches to this property, the owner had chosen to go with the premium list of fixtures and fittings which only enhances this fine home.

### Cloakroom - 5' 7" x 3' 3" (1.691m x 0.989m)

With front aspect double glazed privacy window, wall hung wash hand basin with tiled splash back, WC, wood effect luxury vinyl tiled flooring and radiator.

### Landing

Laid to carpet, access to loft and storage cupboard with hanging space.

### Bedroom One - 11' 11" x 9' 7" (3.633m x 2.917m)

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

### En-Suite - 6' 5" x 5' 3" (1.950m x 1.611m)

Front aspect double glazed privacy window, shower cubicle, pedestal wash hand basin, WC, wood effect luxury vinyl tiled flooring, tiled walls, extractor fan and chrome heated towel rail.



#### Bedroom Two - 8' 11" x 7' 7" (2.730m x 2.307m)

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

#### Bedroom Three - 7' 6" x 6' 0" (2.296m x 1.832m)

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

#### Bathroom - 6' 0" x 5' 3" (1.831m x 1.611m)

Bath with shower over, pedestal wash hand basin, WC, tiled walls, wood effect luxury vinyl tiled flooring, chrome heated towel rail and as this is an end of terrace property, this bathroom comes with a side aspect, double glazed privacy window offering lots of natural light.

#### Parking

Tarmac driveway to side of the house providing off road parking for 2 cars with gated access to rear garden and easy access to the kitchen.

#### Rear Garden

Surprisingly private rear garden for a modern development with a Westerly orientation, laid to patio area which frames a lawned garden with raised planted borders and shed. Outside tap, outside power source all enclosed by fencing with gated access to side providing direct access to the parking area.

#### AGENTS NOTE

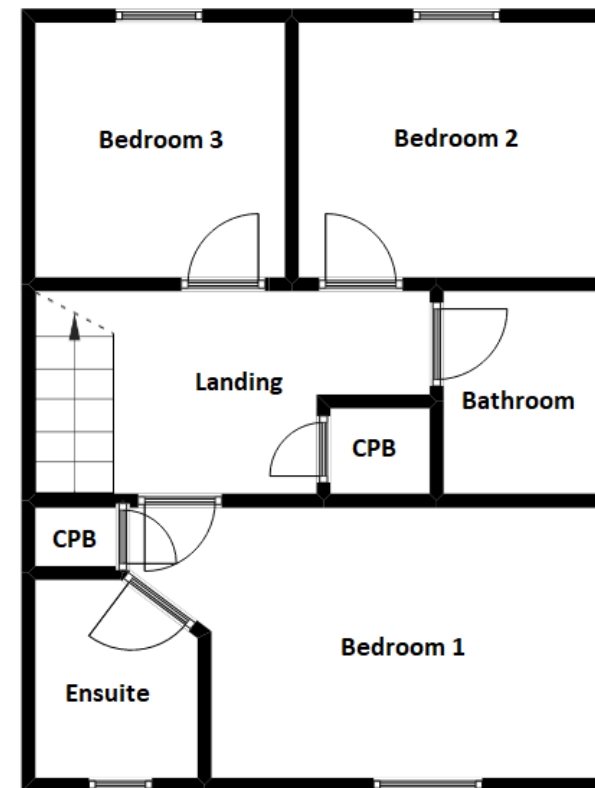
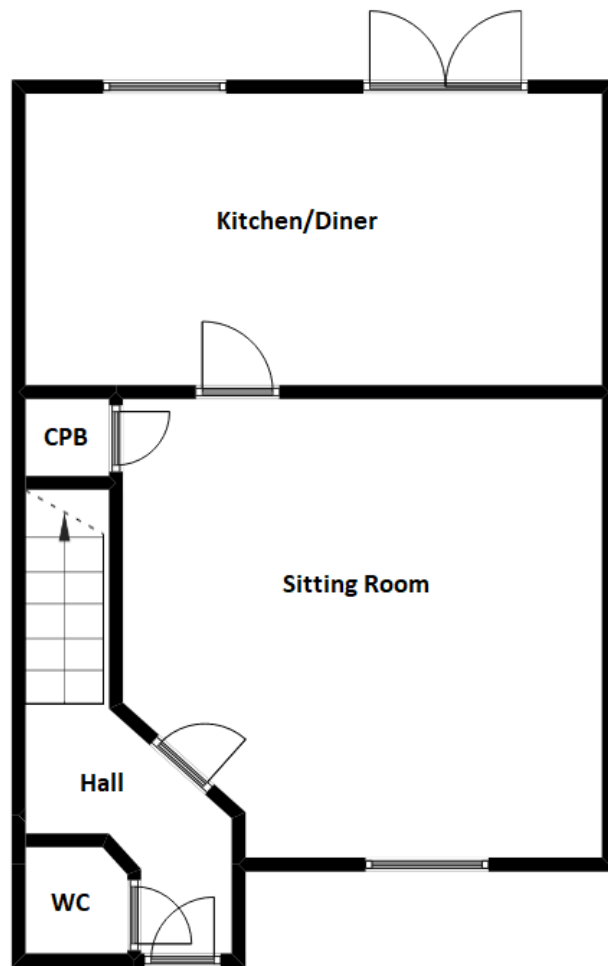
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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 Montacute Road, turn into Kingfisher Drive, with Kingfisher Primary School on your right, proceed along Kingfisher Drive past the left hand turns for Avocet Drive and Pipit Way. The property will be found on your left hand side and will be easily identified by the Orchards Estates FOR SALE Sign. Parking is to the right of the property as you look at the front door.

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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.