



**FOR SALE**

Wraxhill Road, YEOVIL, BA20 2JZ

£425,000



**ORCHARDS**  
ESTATES

Beautiful detached period property with character features, double garage and off road parking in a highly sought after road in Yeovil. The accommodation comprises living room, separate dining room, snug, spacious kitchen/breakfast room and downstairs shower room. Upstairs are four bedrooms and the family bathroom. To the front of the property is a driveway leading to further parking and a double garage and an enclosed garden to the rear. This wonderful family home is a must see to really appreciate all it has to offer in this popular location.

£425,000



## 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

Door to front, stairs to first floor, solid wood flooring, radiator and doors to:

### Living Room - 13' 3" x 12' 5" (4.04m x 3.78m)

Front aspect double glazed bay window, feature fireplace with inset electric fire, solid wood flooring and radiator.

### Snug - 13' 11" x 12' 5" (4.24m x 3.78m)

Front and side aspect double glazed windows, feature fireplace with multi fuel burner, solid wood flooring and radiator.

### Dining Room - 12' 5" x 10' 10" (3.78m x 3.30m)

Side aspect double glazed window, feature open fireplace, storage cupboard, solid wood flooring, radiator and leading to conservatory.

### Conservatory - 13' 7" x 11' 3" (4.14m x 3.43m)

Side and rear aspect double glazed windows, tiled flooring and double glazed door to side.

### Kitchen - 15' 7" x 11' 9" (4.75m x 3.58m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, space for range style cooker with extractor over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, beamed ceiling, tiled splash backs and tiled flooring.

### Shower Room

Rear aspect double glazed window, shower cubicle, wash hand basin, WC, extractor fan and heated towel rail.

### Landing

Front aspect double glazed window, airing cupboard, radiator, access to loft and doors to:

### Bedroom One - 13' 11" x 12' 5" (4.24m x 3.78m)

Front aspect double glazed window, wood flooring and radiator.

### Bedroom Two - 13' 0" x 12' 5" (3.96m x 3.78m)

Front aspect double glazed bay window, built in wardrobe, wood flooring, decorative fireplace and radiator.

### Bedroom Three - 12' 5" x 8' 11" (3.78m x 2.72m)

Rear aspect double glazed window and door, wood flooring and radiator.

### Bedroom Four - 10' 11" x 9' 3" (3.32m x 2.82m)

Rear aspect double glazed window, storage cupboard, wood flooring and radiator.



### Double Garage

Up and over doors, power and lighting.

### Parking

Driveway to front with side access which leads to further off road parking to rear of the property.

### Front Garden

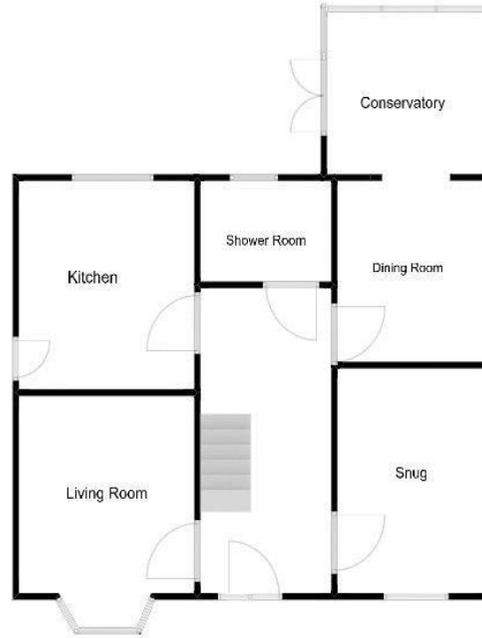
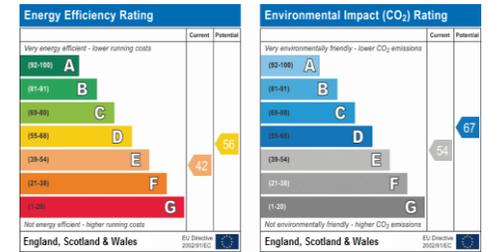
Mainly laid to lawn with bushes and enclosed by wall with pathway to porch area and front door.

### Rear Garden

Mainly laid to lawn with mature trees and shrubs, outside tap, summerhouse and enclosed by fencing.

### AGENTS NOTE

Orchards Estates 24/7 estate agents. 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. All available 24/7 for your convenience. 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 West Coker Road and take the 5th turning on the left into Wraxhill Road. Continue along this road and the property can be found on the left hand side easily identifiable by our distinctive For Sale Board.

01460 477977 or 01935 277977

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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.