



FOR SALE

Ilchester Road, Yeovil, BA21 3BG

£260,000



ORCHARDS
ESTATES

Well presented detached bungalow with off road parking and double garage in sought after location in Yeovil. The accommodation comprises spacious lounge/diner, modern fitted kitchen, useful cloakroom, three bedrooms and family bathroom. To the front of the property is a driveway with side access to further parking, a double garage and a private rear garden.



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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 - 17' 3" x 12' 2" (5.26m x 3.70m)

Double glazed door to side, storage cupboard, airing cupboard housing boiler, laminate flooring, access to part boarded loft and radiator.

Lounge/Diner - 27' 1" x 13' 9" (8.25m x 4.19m)

Side and rear aspect double glazed windows, log burner, laminate flooring, wall lights, spot lights, three radiators and double glazed patio doors to side.

Kitchen - 12' 1" x 8' 3" (3.69m x 2.51m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, induction hob with extractor over, electric oven, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, laminate flooring and tiled splash backs.

Cloakroom - 6' 2" x 3' 4" (1.88m x 1.02m)

Side aspect double glazed window, wash hand basin, WC, heated towel rail, vinyl flooring and fully tiled walls.

Bedroom One - 11' 11" x 11' 1" (3.63m x 3.38m)

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

Bedroom Two - 11' 2" x 9' 5" (3.41m x 2.87m)

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

Bedroom Three - 8' 8" x 5' 10" (2.64m x 1.78m)

Side aspect double glazed window, laminate flooring and radiator.

Bathroom

Side aspect double glazed window, bath with shower over, wash hand basin with vanity unit, WC, tiled splash backs, laminate flooring, extractor fan and chrome heated towel rail.

Double Garage - 18' 8" x 17' 2" (5.69m x 5.24m)

Roller door, two side aspect and two rear aspect double glazed windows, power and lighting.

Front Garden

Driveway providing off road parking for 2 cars with gate to one side and side access to the the other side leading to further parking and double garage.

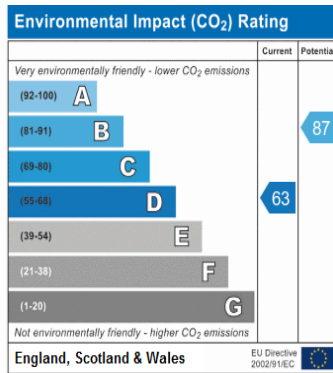
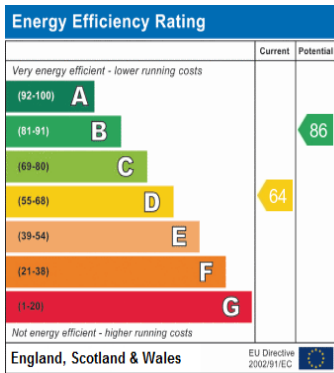
Rear Garden

Initial patio, outside tap and steps down to a lawned area enclosed by fencing and bushes.



AGENTS NOTE

Orchards Estates 24/7 estate and lettings 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

Using Yeovil College Roundabout as your starting point, head North on the A37 (Ilchester Road). After the traffic lights the property will be visible on your left hand side and clearly identified with an Orchards Estates FOR SALE Sign.



01460 477977 or 01935 277977



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