



**FOR SALE**



**Full video walk - through**

Yeovil, BA21 3AP

**£350,000**



**ORCHARDS**  
ESTATES



Nestled within a quiet cul de sac of similar properties and located in a highly sought after area of Yeovil, this semi detached period home comes with the added benefit of a driveway, a garage and a good size garden. The well presented accommodation comprises spacious sitting room to the front with bay window, generous kitchen/diner with French doors opening out to the garden and a useful downstairs cloakroom. Upstairs are three good size bedrooms and the family bathroom. To the rear of the property is a private enclosed garden and to the side a driveway leads you to the garage. This lovely property would make an ideal family home, so an early viewing comes highly recommended.

£350,000





## 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 Porch

Tiled porch, original door to entrance hall, box with fuse box and gas meter.

### Entrance Hall

Original solid wood flooring, stairs to first floor, under stairs cupboard and radiator.

### Sitting Room 14' 8" x 11' 4" (4.476m x 3.459m)

Front aspect double glazed bay window, original solid wood flooring, log burner and radiator.

### Kitchen/Diner - 20' 2" x 18' 11" (6.145m x 5.765m)

Three rear aspect and 1 side aspect double glazed windows, fitted kitchen comprising a range of wall and base units with solid wood worktops over, tiled splash backs, double bowl Butler style sink, space for cooker, plumbing for dishwasher, space for fridge/freezer, tiled flooring in kitchen area and laid to carpet in dining area, feature fireplace, radiator and double glazed French doors to garden.

### Cloakroom

Side aspect double glazed window, wash hand basin with tiled splash back, WC, tiled floor and radiator.

### Landing

Side aspect double glazed window, laid to carpet and access to loft (boarded with ladder and light).

### Bedroom One - 13' 8" x 10' 0" (4.178m x 3.045m)

Rear aspect double glazed window, two double built in wardrobes (one housing boiler), laid to carpet and radiator.

### Bedroom Two - 14' 8" x 10' 0" (4.472m x 3.053m)

Front aspect double glazed bay window, two double built in wardrobes, laid to carpet and radiator.

### Bedroom Three - 8' 10" x 7' 8" (2.694m x 2.347m)

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



### Bathroom

Side and rear aspect double glazed windows, corner bath, shower cubicle with electric shower, wash hand basin with vanity unit, WC, tiled floor, half tiled walls and chrome heated towel rail.

### Garage - 18' 9" x 8' 2" (5.725m x 2.489m)

Up and over door, power, lighting and personal door to side.

### Driveway

Driveway to front and side of property leading to the garage.

### Front Garden

Laid mainly to lawn with planted borders enclosed by fencing.

### Rear Garden

Initial patio area with gated access to side, large pond and shed. Leading to a lawned garden with mature trees and shrubs, greenhouse, a further shed and greenhouse. There is also outside power. The garden is enclosed by fencing.

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.

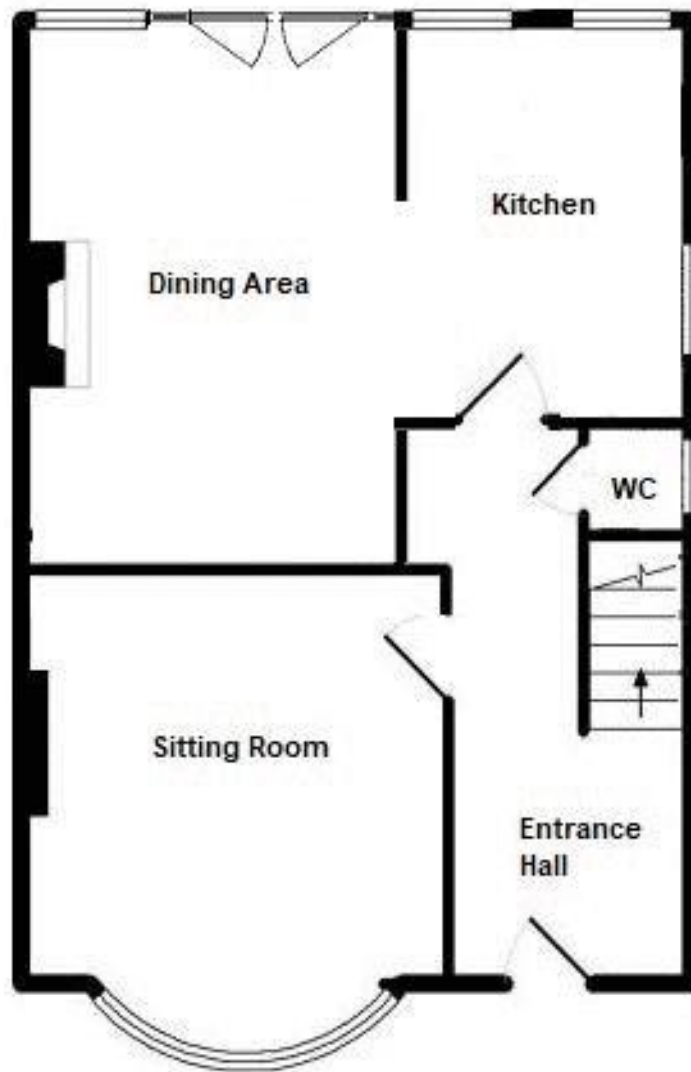
### AGENTS NOTE

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

At Yeovil College roundabout take the 1st exit onto Preston Road. Continue along this road and just before you reach the second set of traffic lights at the bottom of Larkhill Road take the turning on the right into Home Drive, where the property can be found on the left hand side near the top of the cul-de-sac.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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