



FOR SALE



Full video walk - through

Southwoods, Yeovil, BA20 2QG

£575,000



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Beautiful detached family home in sought after quiet location with driveway, garage and self contained annex. The immaculately updated accommodation comprises entrance hall with useful cloakroom, spacious kitchen/diner and separate utility, dining room with steps down to an inviting living room with double doors to a garden room. Upstairs are six bedrooms, master with en-suite and the family bathroom. Steps from bedroom 6 lead to a self contained annex which comprises a kitchen area, living room (currently used as a large office) and a cloakroom which could easily accommodate a bath or shower cubicle. The front of the property offers generous off road parking in front of the garage. There are possibilities of further extension of the parking into an area currently laid to gravel and terrace. The rear garden, which can also be accessed from the front of the house, has been beautifully maintained and landscaped with consideration by the current owners. Its patio terrace, gravelled areas, lawns and surrounding mature trees offer privacy and tranquillity as well as a wealth of options for use.

£575,000



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, side aspect double glazed window, laid to carpet, stairs to first floor, radiator and doors to:

Kitchen/Diner - 20' 6" x 15' 0" (6.249m x 4.563m)

Front aspect double glazed bay window, 'click' flooring, fitted kitchen comprising a range of wall and base units with worktops over, island unit, one and a half bowl sink, integrated 'Neff' appliances to include gas hob with extractor over, electric oven and dishwasher, space for American style fridge/freezer, chimney/flue with potential to install wood burner, spot lights and two radiators.

Utility Room - 6' 11" x 2' 11" (2.107m x 0.881m)

Rear aspect double glazed window, wall and base units with worktop over and plumbing for washing machine.

Dining Area - 15' 0" x 11' 0" (4.567m x 3.358m)

Front aspect double glazed window, two radiators, double glazed french doors to patio and garden and archway with steps down to living room.

Living Room - 20' 0" x 18' 0" (6.099m x 5.485m)

Front aspect double glazed window, feature fireplace with gas fire, laid to carpet, French oak double doors to garden room and two radiators.

Garden Room - 17' 11" x 11' 11" (5.469m x 3.622m)

Two rear aspect double glazed windows, laid to carpet, radiator and double glazed bi-fold doors to side.

Cloakroom

Rear aspect double glazed window, 'click' flooring, pedestal wash hand basin with tiled splash back, WC and chrome heated towel rail.

First Landing

Rear aspect double glazed window and steps to second landing.

Second Landing

Front aspect double glazed window, large airing cupboard housing hot water tank, radiator, access to loft via pull down ladder and doors to:

Bedroom Four - 9' 0" x 8' 8" (2.738m x 2.636m) at widest point

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



Bedroom Two - 11' 11" x 11' 5" (3.632m x 3.489m)

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

Bedroom Five - 10' 1" x 7' 3" (3.062m x 2.199m)

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

Shower Room

Two rear aspect double glazed windows, double shower, wash hand basin, WC, tiled walls, 'Amtico' flooring, extractor and chrome heated towel rail.

Bedroom Three - 11' 1" x 11' 1" (3.377m x 3.373m)

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

Master Bedroom - 17' 11" x 15' 8" (5.468m x 4.78m)

Front aspect double glazed window, laid to carpet, triple built in wardrobe, fitted dressing table and radiator.

En-Suite

Double ended bath, double corner shower cubicle, twin wash hand basins, laid to carpet, WC, extractor fan, shaver point and heated towel rail.

WC

Side aspect double glazed window, WC, tiled walls and 'Amtico' flooring.

Bedroom Six/Dressing Room - 18' 0" x 8' 8" (5.475m x 2.638m)

Two rear aspect double glazed windows, laid to carpet, radiator and door to stairs to annex.

ANNEX

Annex Kitchen Area - 11' 9" x 9' 10" (3.586m x 2.987m)

Rear aspect double glazed window, double glazed door to rear, range of fitted cupboards with worktops over, one and a half bowl sink, cooker point, space for fridge/freezer, space for tumble dryer, plumbing for washing machine, vinyl flooring and radiator.

Annex Inner Hall

Large storage area and doors to:

Annex Cloakroom

Skylight window, wash hand basin, WC, vinyl flooring and heated towel rail.

Annex Living Room - 19' 5" x 9' 10" (5.915m x 2.991m)

Currently used as office space. Door to front, side and front aspect double glazed windows and laid to carpet.

Driveway

Driveway to front of garage providing off road parking for 2 cars.

Double Garage - 20' 5" x 19' 5" (6.231m x 5.928m) at

widest point

Up and over door, power, lighting, central heating boiler and mezzanine floor.

Front Garden

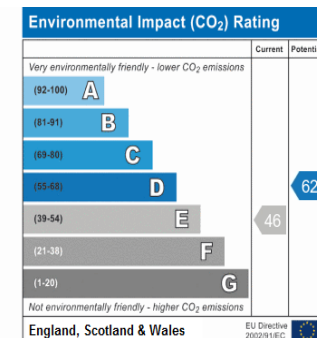
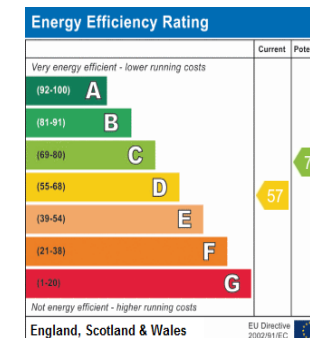
Laid mainly to gravel enclosed by bushes with rockery.

Rear Garden

Measuring approximately 1/4 acre. Initial gravelled and patio area with steps up to lawn with mature trees and shrubs, further patio area, outside tap, shed with power, additional double power socket and access to side.

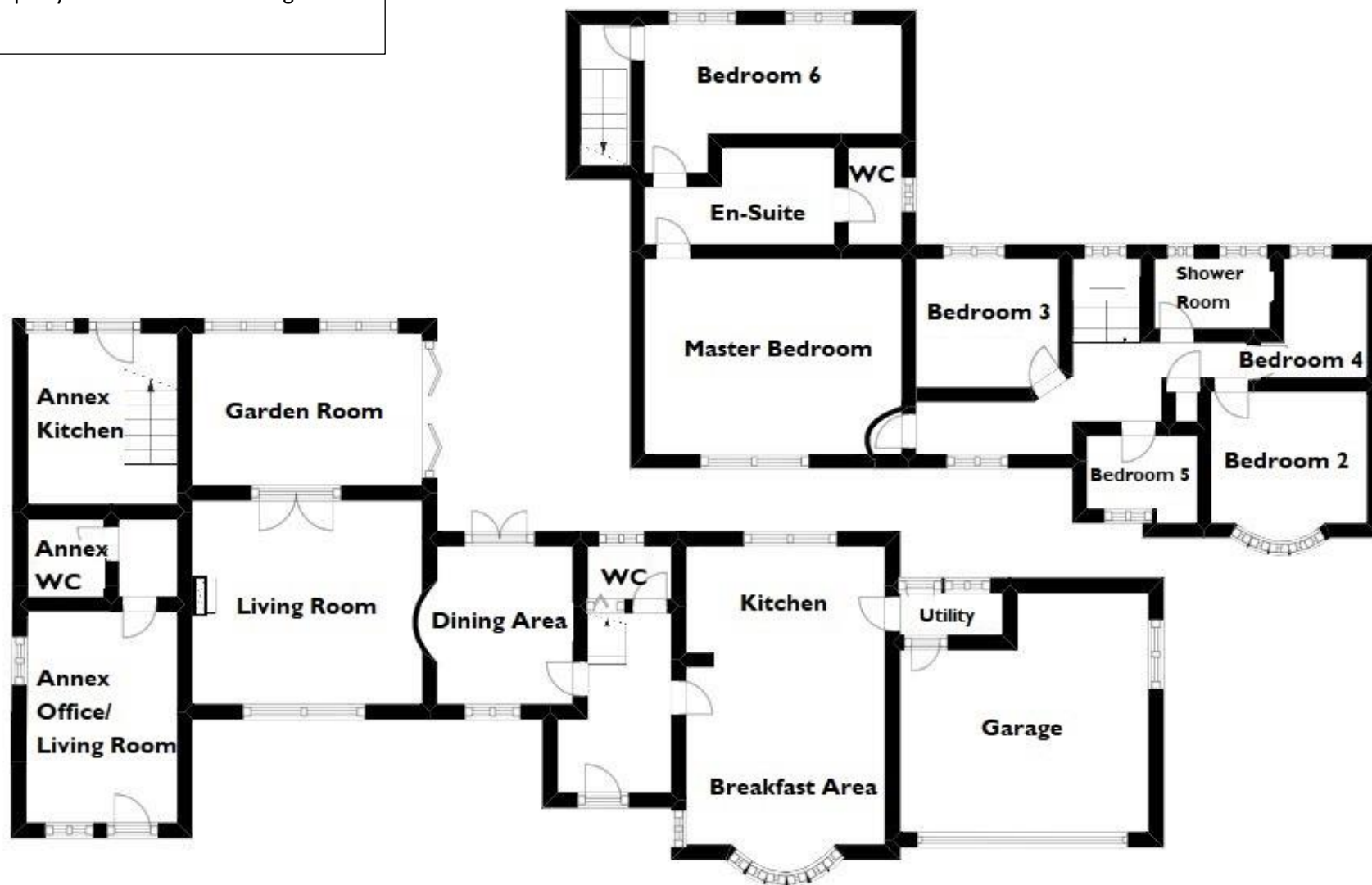
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Directions

From the Horsey roundabout in Yeovil proceed up Hendford Hill. Turn left into Southwoods and follow the road round. The property can be found on the right hand side.



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