



FOR SALE



Full video walk - through

Yeovil, BA21 5FG

Offers in Excess of £340,000



ORCHARDS
ESTATES

Beautifully presented modern detached four bedroom family home with off road parking for several cars and double garage situated on a corner plot in this popular location in Yeovil. The accommodation comprises spacious living room, modern fitted kitchen/diner, useful utility room, cloakroom and study. Upstairs are four bedrooms, two with en-suites and family bathroom. To the front of the property is off road parking for several cars and a double garage. The rear garden wraps around the property and offers a private space to entertain or for children to let off steam. An early viewing is highly recommended to fully appreciate all that this lovely property has on offer.



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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

Double glazed door to front laid to carpet, stairs to first floor, cupboard, radiator and doors to.

Living Room - 15' 0" x 11' 8" (4.57m x 3.55m)

Side aspect double glazed window, feature fireplace with electric fire, laid to carpet, radiator and double glazed French doors to rear.

Kitchen/Diner - 22' 1" x 10' 1" (6.73m x 3.07m)

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 gas hob with extractor over, electric oven, dishwasher and fridge/freezer. tiled splash backs, tiled flooring. Dining area with front aspect double glazed window, laid to carpet and radiator.

Cloakroom

Comprising WC wash hand basin, Tiled floor, Part tiled walls, Radiator

Landing

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

Bedroom One - 16' 0" x 11' 1" (4.87m x 3.38m)

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

En-Suite

Double Shower cubicle, wash hand basin, WC, laminate flooring, extractor fan and chrome towel, radiator.

Bedroom Two - 14' 0" x 10' 0" (4.26m x 3.05m)

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

En-Suite

Double Shower cubicle, wash hand basin, WC, laminate flooring, extractor fan and chrome towel, radiator.

Bedroom Four - 9' 0" x 8' 7" (2.74m x 2.61m)

Front aspect double glazed window, laid to carpet, radiator

Bathroom

Front aspect double glazed window, bath with mixer taps, wash hand basin, WC, laminate flooring, extractor fan and towel radiator.



Utility Room - 5' 5" x 6' 9" (1.65m x 2.06m)

Rear aspect double glazed window, comprising of wall and base units, work surface, stainless steel sink, boiler, plumbing for washing machine, space for tumble drier, extractor fan, door to rear garden

Study/Office - 8' 9" x 10' 7" (2.66m x 3.22m)

Front aspect double glazed window, understairs cupboard, radiator

Bedroom Three - 11' 5" x 10' 5" (3.48m x 3.17m)

Front aspect double glazed window, laid to carpet, radiator

Driveway

Tarmac driveway providing off road parking for several vehicles

Double Garage

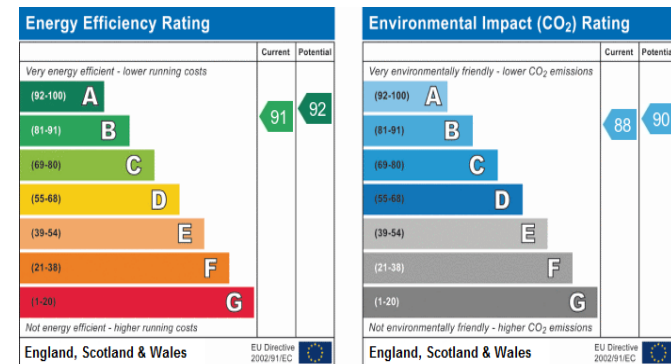
Two up and over doors, roof space, power, lighting

Garden

Garden is set over 2 levels, top area is low maintenance with side gate access, artificial grass, sandstone patio, composite decking with lighting, 5 electrical socket, 2 outside taps, steps down to the lawned area which wraps around the property, leading to a decked area behind the garage.

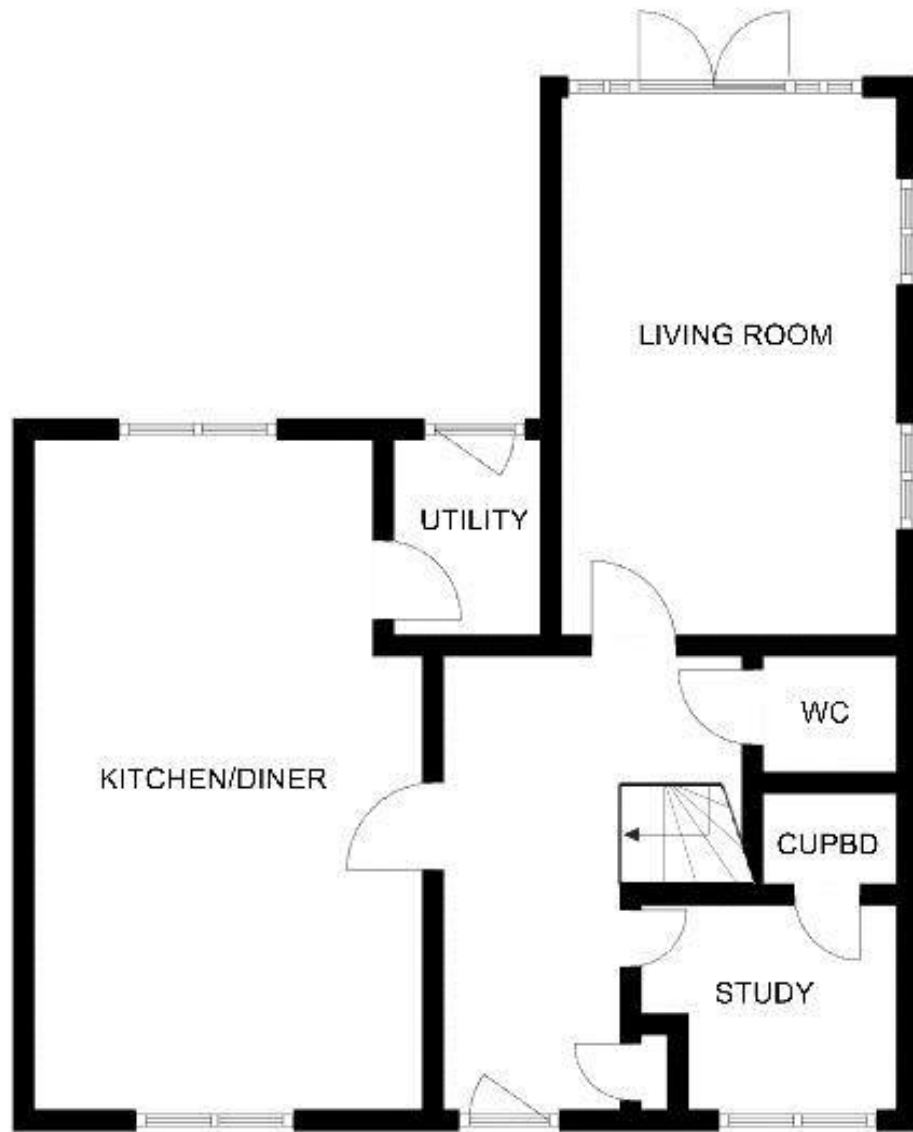
AGENTS NOTE

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. 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 Lyde Road and at the roundabout take the exit for Wyndham Park. Proceed along this road and take the first turning on the left into Collingwood Road. Follow this road round and turn left into Raleigh Road. Continue along this road and the property can be found on the right hand side.



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