



FOR SALE

Summerhouse View, Yeovil, BA21 4DJ

Offers Over £200,000



ORCHARDS
ESTATES

An exciting opportunity to purchase an immaculate two bedroom house with off road parking for 3 to 4 cars in the quiet cul de sac, Summerhouse View. The house is set back from the road with a front garden currently enjoying a range of spring bulbs in bloom. Unusually, for this road, the house has its own drive with double gates leading down the side of the house, and access to the rear garden which is one of the largest on the street.



Offers Over £200,000



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.

APPROACH

Nestled in a peaceful cul-de-sac, 17 Summerhouse View enjoys an attractive set-back position with a generous front garden and a private driveway offering parking for three to four vehicles.

GROUND FLOOR LIVING

Upon entering through the glazed front door, you step into a practical storm porch before another UPVC door opens into the living room. This bright, airy space features front and side-aspect windows, wall radiators and stairs rising to the first floor. From here, a doorway leads into the kitchen, fitted with a range of floor and wall units, a built-in cooker with hob and extractor,

and a dishwasher. There is space for a fridge-freezer and dining table, along with a wall radiator. A rear-aspect window and door provide access to the back garden.

FIRST FLOOR

Ascending the stairs to the landing, you will find doors leading off to Bedroom 1 - Large double room with rear aspect window with wall radiator and tv point. Bedroom 2 - Smaller of the two bedrooms with front aspect window, wall radiator and built in wardrobe. Family Bathroom - Side aspect window, with heated towel rail, bath with shower over, wc and hand wash basin. The landing has access to the loft with a drop down ladder, and you will also find a useful airing cupboard located here as well.

BACK GARDEN AND PARKING

There is convenient side access to the rear garden via double gates, leading to ample parking for several vehicles along the side of the property. The large enclosed rear garden is designed for low maintenance, laid with golden chippings. It also features a range of raised vegetable beds, mature shrubs, and a useful garden shed.

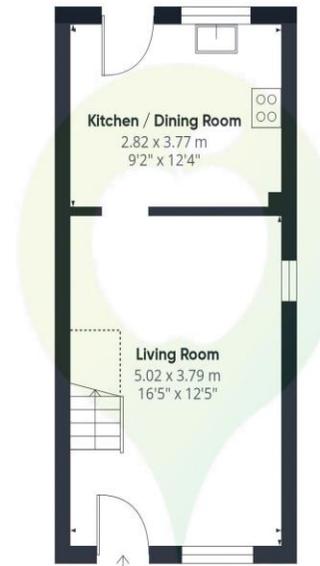


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

MATERIAL INFORMATION

- Freehold property built c. 1993
- Council Tax - B
- EPC - C
- Services - Mains electric, gas, water and drainage
- Boiler - Worcester Junior Combi Boiler, installed in 2008 and we are reliably informed by the vendor it is serviced annually. Located in the kitchen.
- Attic - Loft ladder.
- Driveway - Parking to the front and side of the house for 3 to 4 vehicles
- Broadband - Ofcom Ultra Fast available - 2000mbps
- Flood Zone 1 - The property has very low risk of flooding from rivers and sea



Floor 1



Floor 2



Approximate total area⁽¹⁾

57 m²
613 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01460 477977 or 01935 277977

www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

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.