



FOR SALE

West Camel, BA22 7QA

Offers Over £450,000



ORCHARDS
ESTATES

An exciting opportunity has arisen to purchase a detached chalet bungalow occupying a generous plot and offered with no chain in the sought after village of West Camel. The accommodation comprises porch through to an entrance hall, sitting room, double bedroom, through room/office, kitchen with separate utility and wet room. Upstairs is an attic bedroom and an additional attic room which could be made into another bedroom with dressing room. Outside is a gravelled driveway offering ample off road parking space for several vehicles or a caravan as well a double length car port. The beautiful garden which envelops the property is a tranquil retreat for wildlife and includes several areas of lawn, an array of mature fruit trees and shrubs, a decked seating area with pergola over, a working well with water pump and a selection of outbuildings and sheds. With so many possibilities, an early viewing comes highly recommended to fully appreciate all that is on offer in this idyllic location.



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LOCATION

West Camel is a pleasant village straddling the River Cam, with an attractive Village Green, an old Tythe Barn and an historic Parish Church. West Camel offers a friendly community spirit. Over the years, villagers have raised a large amount of money for local projects, including a playing field with children's play equipment and a multi-purpose sports court. The most ambitious project was the Davis Hall, an excellent facility opened in 2001, where most village activities now take place. There is a network of footpaths and the famous Leland Trail passes through the village. The neighbouring town of Yeovil offers an array of amenities as well as train links. Sparkford and the A303 lies approximately 1.3 miles distant providing major access to both East (M3) and the west.

Entrance Hall - 9' 9" x 8' 8" (2.976m x 2.653m)

Double glazed door to front and laminate flooring.

Sitting Room - 14' 1" x 13' 10" (4.286m x 4.210m)

into bay

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

Kitchen - 11' 7" x 9' 1" (3.526m x 2.758m)

Front and side aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, electric hob, electric oven, splash back, laid to carpet, radiator and steps down to utility room.

Utility Room - 6' 9" x 6' 7" (2.060m x 2.010m)

Side aspect single glazed window, range of wall units, single bowl sink, space and plumbing for washing machine, vinyl flooring and door to garden.

Bedroom One - 14' 7" x 13' 11" (4.440m x 4.254m)

Rear aspect double glazed bay window, part panelled walls, laid to carpet and radiator.

Through Room/Office - 11' 6" x 10' 11" (3.507m x 3.319m)

Side aspect double glazed window, laid to carpet and radiator. Under stairs cupboard and stairs to attic rooms.

Wet Room - 6' 2" x 5' 9" (1.892m x 1.760m)

Side aspect double glazed window, electric shower, tiled walls, wash hand basin, WC and extractor fan.

Attic Bedroom

Side aspect double glazed window, laid to carpet and eaves storage.

Attic Room/Store

Water tank and exposed beams.

Driveway

Gravelled driveway accessed via gates leading to a double length car port and providing off road parking for several cars.

Garden

The beautiful garden wraps around the property and it is a gardener's delight. It comprises areas of lawn with mature trees and shrubs, fruit trees, several outbuildings and sheds, working well with water pump, decked seating area with pergola, covered store area, lean to store, summerhouse and greenhouse.



AGENTS NOTE

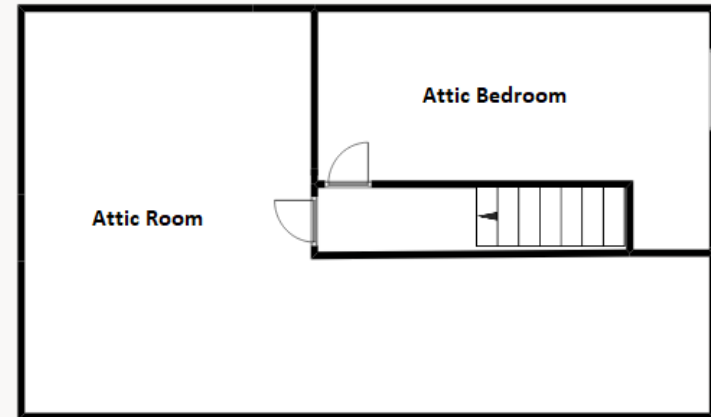
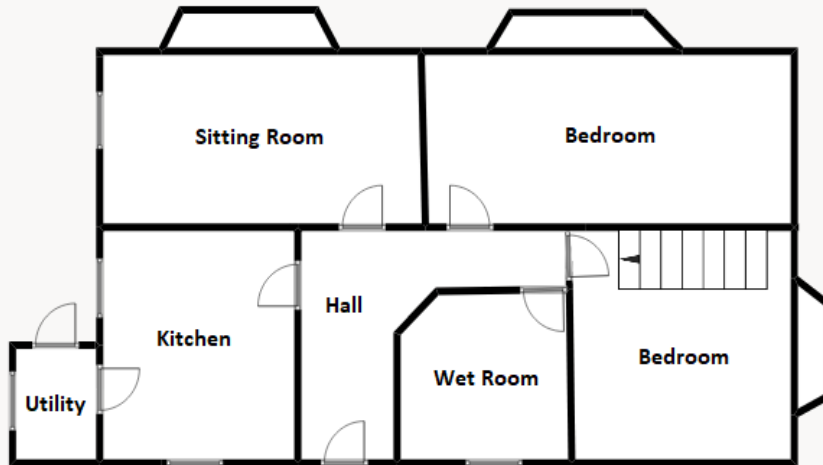
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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

From Sparkford roundabout A359 continue through Queen camel village to the roundabout. Turn right onto West Camel Road past school and doctors to crossroad. Turn left on to Lambrook Lane where the property can be found on the right about half mile.

Alternatively, from the other direction, proceed along A303 and onto Podimore roundabout. Follow Podimore Road to crossroads with B3151 straight across towards Bridgehampton and onto West Camel. At crossroads with Parsonage Road turn right onto Lambrook Lane where the property can be found on the right about half mile.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	



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