



**FOR SALE**

1 Cropways Court, Brimsmore, BA21 3FT

£365,000



**ORCHARDS**  
ESTATES

Beautifully presented 3-bedroom family home situated on an exclusive development with the added benefit of off road parking and a garage, located in a quiet cul-de-sac location.

The accommodation comprises spacious living room, generous kitchen diner and downstairs cloakroom.

Upstairs are two double bedrooms (one with en suite shower room) and one single bedroom, and the family bathroom.

To the side of the property is a driveway providing off-road parking for two cars leading to the garage and to the rear is a private enclosed garden.

Viewing by appointment only as this property is tenanted (but this tenancy ends May 2024).



£365,000



## 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. This home benefits from easy access to local shops, town, schools, and the local bus service. There are active community groups in the area.

**Entrance Hall** Door to front, oak flooring, stairs to first floor and radiator.

**Living Room** 15' 7" x 11' 6" (4.751m x 3.513m)  
Front aspect double glazed sash window, feature fireplace with gas fire, french doors to kitchen, laid to carpet and radiator.

**Kitchen/Diner** 19' 2" x 13' 6" (5.850m x 4.122m)  
Rear aspect double glazed sash window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, induction hob with extractor over, double electric oven, integrated Neff appliances - dishwasher, integrated washer/dryer and fridge/freezer, tiled flooring, under stairs pantry, radiator and double glazed french doors to garden.

**Cloakroom** Wash hand basin with vanity unit, WC, half tiled walls, tiled flooring, extractor fan and radiator.

**Landing** Laid to carpet, access to loft, two airing cupboards housing hot water tank and gas boiler.

**Bedroom One** 13' 4" x 10' 11" (4.060m x 3.331m)  
Front aspect double glazed sash window, double built in wardrobe, single built in wardrobe, laid to carpet, radiator and door to en-suite.

**En-Suite** Front aspect double glazed window, shower cubicle, wall hung wash hand basin with vanity unit, WC, fully tiled walls, tiled floor, extractor fan and chrome heated towel rail.

**Bedroom Two** 9' 10" x 9' 4" (2.985m x 2.854m)  
Rear aspect double glazed sash window, double built in wardrobe, laid to carpet and radiator.

**Bedroom Three** 10' 7" x 6' 9" (3.227m x 2.067m)  
Rear aspect double glazed sash window, single built in wardrobe, laid to carpet and radiator.

**Bathroom** Side aspect double glazed sash window, bath with shower over, wall hung wash hand basin with vanity unit, WC, fully tiled walls, tiled floor, extractor fan and chrome heated towel rail.

**Parking** Gravelled driveway to side providing off road parking for two cars leading to garden with gated access to side to rear garden.

**Garage** Up and over door, power, lighting and personal door to side to garden.

**Rear Garden** Initial patio area leading to lawned garden with planted borders enclosed by fencing and gated access to side.



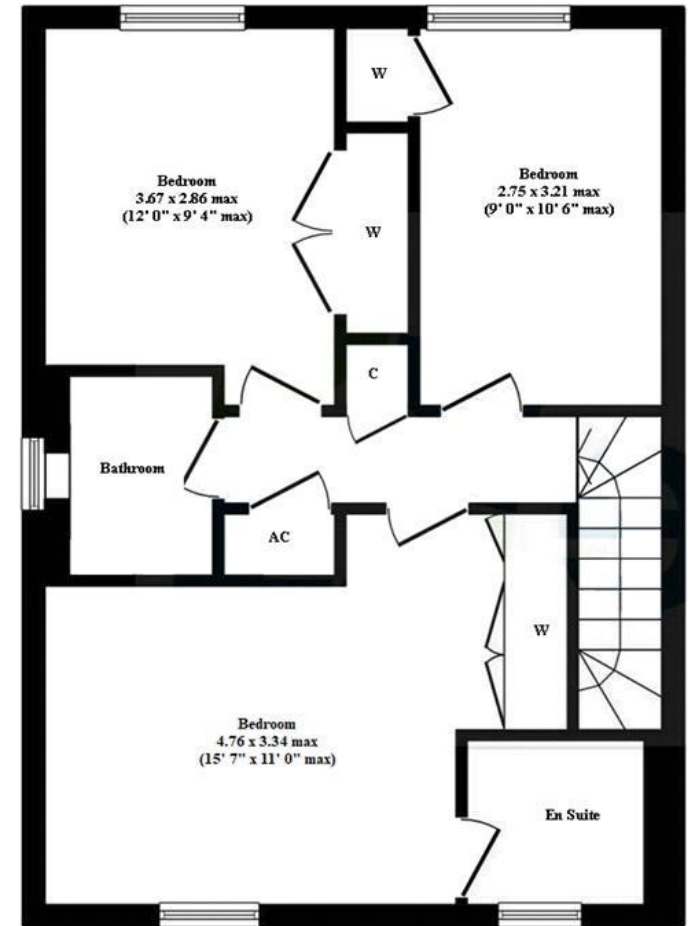
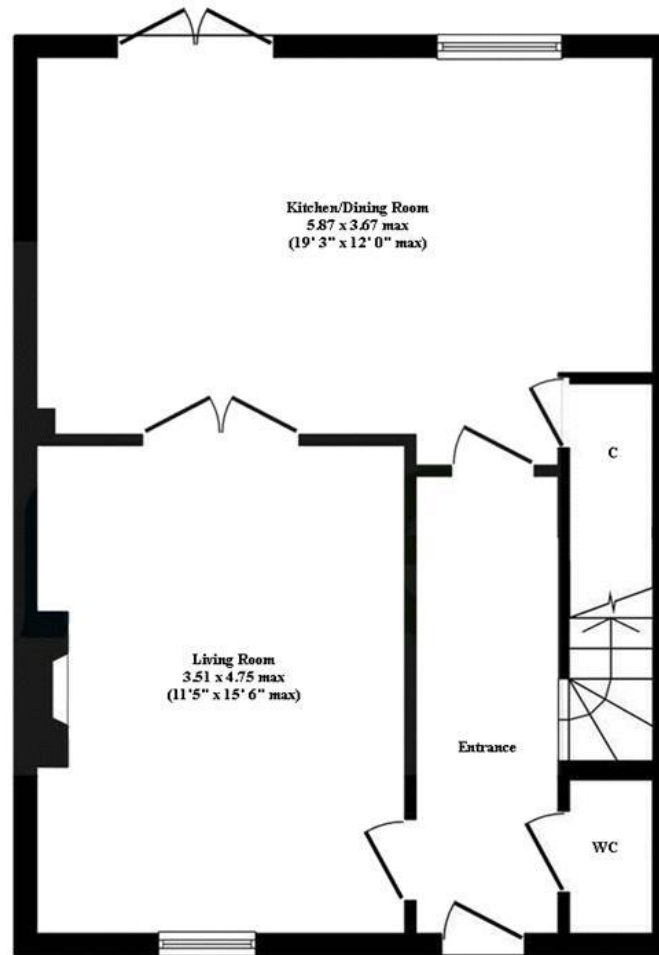
### Material Information

Viewing by appointment only as this property is tenanted, furnishing may appear different on viewing as we are respecting the tenants privacy and using photos containing the vendors furnishings from 2 years ago prior to letting.

- No Onward Chain.
- Council Tax Band: D.
- EPC Rating: B.
- Mains Gas, Water, Drainage and Electricity.
- Freehold Property.
- Pressured Immersion water system.
- Owner is responsible for driveway and gate fence.
- Fibre Broadband Available (Cat 5 ethernet hardwired to each room).
- 2 Years Homebuilders Warranty remaining at time of publication.
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.

### Directions

Proceed along Thorne Lane and at the roundabout take the exit onto Higher Eastern Hill. Turn left into Hutchings Way. Turn left again into Shortland Drive and continue left into Cropways Court where the property can be found on the left-hand side.



01460 477977 or 01935 277977 [www.orchardsestates.com](http://www.orchardsestates.com)



Orchards Estates, 17 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.