



**FOR SALE**

Cropways Court, Yeovil, BA21 3FT

£365,000



**ORCHARDS**  
ESTATES

NO ONWARD CHAIN. This recently vacated property offers quality and style in a cul de sac position with no through traffic. Built to the developers higher specifications which featured in the earlier phases, this is a quality home which is now available with no onward chain, meaning less stress and quicker move time as this property would be top of chain. Call NOW to arrange your viewing, you will be met by one of our full time team who will be able to answer any questions you have. We are happy to arrange viewings in the evenings and at weekends for your convenience.

£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**

- 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.



**Approximate total area<sup>(1)</sup>**  
 92.26 m<sup>2</sup>  
 993.05 ft<sup>2</sup>

**Reduced headroom**  
 0.71 m<sup>2</sup>  
 7.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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