



**FOR SALE**

3 Chapel Court, Queen Camel, BA22 7LS

£280,000



**ORCHARDS**  
ESTATES

Situated in the heart of the beautiful village of Queen Camel is this three bedroom end of terrace family home with the added benefit of off road parking.

The accommodation comprises spacious sitting room, generous kitchen/diner, utility room and downstairs shower room.

Upstairs are three bedrooms and the family bathroom.

Outside is a garden to the front and a private enclosed garden to the rear with covered patio area and shed.

A gate leads to the rear of the property where you will find a car port providing off road parking with space for up to 2 cars.



£280,000



## LOCATION

The property is located in the pretty historic village of Queen Camel offering a variety of amenities to include a convenience store, pub, community centre, doctors surgery as well as a recently built primary school. A regular bus service is available to the neighbouring town of Yeovil which 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

Double glazed door to front, stairs to first floor and under stairs cupboard.

### Living Room

Two front aspect double glazed windows and laid to carpet with under floor heating.

### Kitchen/Diner

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with solid wood worktops over, one and a half bowl ceramic sink, electric hob with extractor over, electric oven, plumbing and space for dishwasher, space for fridge/freezer, airing cupboard housing hot water tank and shelving, tiled splash backs, vinyl flooring with under floor heating and door to utility room.

### Utility Room

Rear aspect double glazed window, plumbing and space for washing machine, tiled flooring and stable door to garden.

### Shower Room

Front aspect double glazed window, shower cubicle, wall hung wash hand basin, WC, tiled splash backs, shaver socket, extractor fan, radiator and vinyl flooring.

### Landing

Laid to carpet, air ventilation system and access to loft (the loft is part boarded with lighting)

### Bedroom One

Two rear aspect double glazed windows, double built in wardrobe and laid to carpet with under floor heating.

### Bedroom Two

Front aspect double glazed window and laid to carpet with under floor heating.

### Bedroom Three

Front aspect double glazed and laid to carpet with under floor heating.

### Bathroom

Rear aspect double glazed window, bath with shower over, wash hand basin with vanity unit, WC, extractor fan, tiled splash backs, vinyl flooring and chrome heated towel rail.

### Front Garden

A gate opens into a front garden laid mainly to lawn with pathway to front door enclosed by wall and hedges.

### Rear Garden

Laid mainly to lawn with pathway to rear gate. Additional covered patio area with shed. The garden is enclosed by wall and fencing.

### Parking

There is a car port at the rear of the property which provides off road parking for 2 cars.

### Material Information

Freehold Property  
EPC Rating: D  
Broadband: OFCOM: SuperFast Available  
Flood Zone 1: Low Risk



### Directions

Following the A359 into Marston Magna and continue into Queen Camel. The property is situated opposite the convenience store.

<https://w3w.co/incoming.legend.highly>

<https://maps.app.goo.gl/HsN8AQua4xmJYapP7>

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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[www.orchardsestates.com](http://www.orchardsestates.com)



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