



FOR SALE

Camborne Place, Yeovil, BA21 5DQ

£220,000



ORCHARDS
ESTATES

Offered with No Onward Chain - A deceptively large three bedroom period home situated within easy reach of Yeovil town centre which is close to shops, schools and great transport links including walking distance to Pen Mill train station. The property has had further refurbishments completed at the start of 2025, including repointing of chimney and the front of the house. This also included remedial repairs to the utility area. The accommodation is arranged over three floors and comprises a spacious open plan lounge/diner, modern fitted kitchen and sunroom/conservatory. Upstairs on the First Floor are two bedrooms and the family bathroom. The third bedroom is located on the top floor in the attic space. To the rear of the property is a private enclosed garden with gated access. Call now or drop us a line to arrange your personal tour of the property where you will be met by one of our colleagues who will be able to answer relevant property questions on the day.



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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, 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.

Front Low wall partially enclosing paved area with path to front door.

Entrance Hall Double glazed door to front, radiator and stairs to first floor.

Sitting Room Front aspect double glazed bay window, radiator, feature fireplace and wood effect laminate flooring.

Dining Room Rear aspect double glazed window, radiator and wood effect laminate flooring.

Kitchen Two side aspect double glazed window, one rear aspect single glazed window looking into sun room, fitted kitchen comprising a range of wall and base units with worktops over, tiled splashbacks, one and a half bowl sink, electric hob, cooker hood, electric oven, radiator and under stairs cupboard.

Sunroom/Conservatory Single glazed windows to side, double glazed French doors to rear, space and plumbing for washing machine, space for tumble dryer and wood effect laminate flooring.

Stairs and Landing Floor laid to carpet and stripped wooden floorboards, airing cupboard housing Worcester boiler and stairs to second floor.

Bedroom One Two front aspect double glazed windows, built in wardrobes, stripped wooden floorboards and radiator.

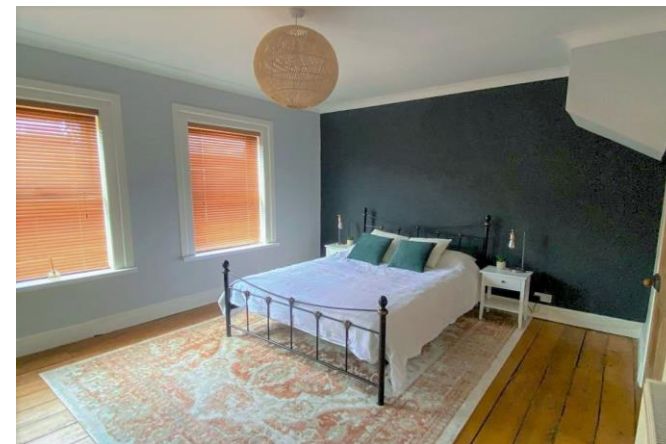
Bedroom Two Rear aspect double glazed window, built in wardrobes, radiator and stripped wooden floorboards.

Bathroom Rear aspect double glazed window, bath with mixer taps and shower attachment, separate shower cubicle, pedestal wash hand basin, WC and vinyl flooring.

Attic Bedroom/Snug Double glazed Velux type window to rear, eaves storage cupboards and radiator.

Rear Garden Initial decking area leading to lawn, gate to rear path and lockable refuse bin access.

Material Information



- Freehold Property
- Offered with No onward Chain
- Council Tax Band: B
- EPC Rating: D
- Mains Gas, Drainage, Water and Electric
- Gas Boiler last serviced in August 2024
- Electrics Checked August 2022
- Further refurbishments completed at the start of 2025, including repointing of chimney and the front of the house, also remedial repairs to the utility area
- Flood Zone 1: Low Risk of flooding from the sea and rivers
- Broadband: UltraFast Available in Area

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

