



**FOR SALE**

Herblay Close, Yeovil, BA21 5DU

£180,000



**ORCHARDS**  
ESTATES



This home offers an excellent opportunity for first-time buyers looking for their initial step onto the property ladder or for property investors seeking a promising addition to their portfolio.

Herblay Close is within close proximity of the town centre and this home comprises of large lounge/diner, kitchen breakfast room, two good size double bedrooms (one currently used as a study), family bathroom, front and side garden and allocated parking for two vehicles.

£180,000



## 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.

## Approach

The front of the property features a stylish grey slated area on either side of the entrance, with a few steps leading to a newly fitted front door, which enhances the modern feel of the property.

## Ground Floor Living

The ground floor is open-plan, with a spacious kitchen, dining and living area complemented by two front-aspect windows, creating a light and welcoming atmosphere. The stairs to the upper floor are located in the living area.

The modern kitchen is fully equipped with an integrated fridge freezer, oven, and hob, along with plenty of storage — perfect for contemporary living.

## Upper Floor Living

Upstairs, the property boasts two generously sized double bedrooms (one currently used as a study) and a recently modernised shower room.

The main bedroom includes a versatile alcove, ideal for extra storage, a compact office area, or even the addition of an en-suite toilet.

Both bedrooms feature front-facing windows, offering plenty of natural light.

## Outside Area and Parking

To the side of the property is a patio area, this can be used as extra parking or could be made into a courtyard for the property.

There are two parking spaces at the front of the property.

## Material Information

- Freehold Property
- Council Tax Band: B
- EPC Rating: C
- Mains Gas, Drainage, Water and Electric
- Boiler was fitted 5 years ago and has a 10-year warranty
- Double waterproof socket installed on outside of house
- Allocated Parking for two vehicles
- Flood Zone 1: Low Risk
- Virgin media have made fibre to the property (FTTP) available for superfast fibre internet



### Directions

Coming of Sherborne Road and onto Lyde Road you follow on down until you get the bicycle shop, you will take the left turn opposite that shop onto Herblay Close.

### What3words:-

///belts.really.beside

### Google maps:-

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

Current	Potential
72 C	90 B



Floor 1



Floor 2



### Approximate total area<sup>m</sup>

60.25 m<sup>2</sup>  
648.53 ft<sup>2</sup>

### Reduced headroom

1.28 m<sup>2</sup>  
13.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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