



FOR SALE

Alder Grove, Yeovil, BA20 2PA

£235,000



ORCHARDS
ESTATES

Situated in an elevated position with scenic views across West Yeovil and Leonards, this semi-detached, single-level home is located in the desirable

Forest Hills area within a quiet residential cul-de-sac.

The property features a front driveway and garden, providing access to the garage, side gate, and front door entrance.

While the home could benefit from some cosmetic updates, the rear garden also offers potential for enhancement.

This property is ready for immediate occupancy, allowing the new owner ample time to personalise and update it to their taste.

This home presents a fantastic opportunity for those looking to invest in a property with great potential in a prime location.

£235,000



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

As you walk up the driveway, you'll pass the low-maintenance front garden leading to the front door and porch area. The property can be accessed through the front porch or via the kitchen from the side, offering convenient entry options. There is off street parking to the front of the property as well.

Ground Floor Living

Living Room: Located at the front of the property, the living room features a large front window with a great outlook over the rooftops and towards the west of Yeovil. It includes a wood burner and wall radiator, creating a warm and cozy atmosphere.

Kitchen: The kitchen is equipped with a range of wall and floor units, a side-aspect window, and a door that opens onto the driveway for practicality. It includes a gas hob, built-in cooker with hidden extractor fan, and space for a large fridge freezer and washing machine.

Bathroom: Situated on the left-hand side of the hallway, the bathroom features a large walk-in shower, a white bathroom suite, partial tiling, a radiator, and an airing cupboard.

Bedrooms: Both bedrooms are located at the rear of the property and are doubles.

The master bedroom, found on the right-hand side of the bungalow, is particularly spacious with room for wardrobes and drawer units. It has a rear-aspect window and wall radiator.

The second double bedroom, located on the opposite side of the hallway, also has a rear-aspect window overlooking the back garden and a wall radiator.

Rear Garden

The rear garden includes a paved area, ideal for sitting out when the weather allows.

The garden is terraced with several layers, featuring steps leading up to the upper gardens.

There is also a paved area to the side of the property, with a walkway providing access down the side of the bungalow to the garage and driveway at the front.

This area would benefit from some updating and offers a private setting as it backs onto the countryside.

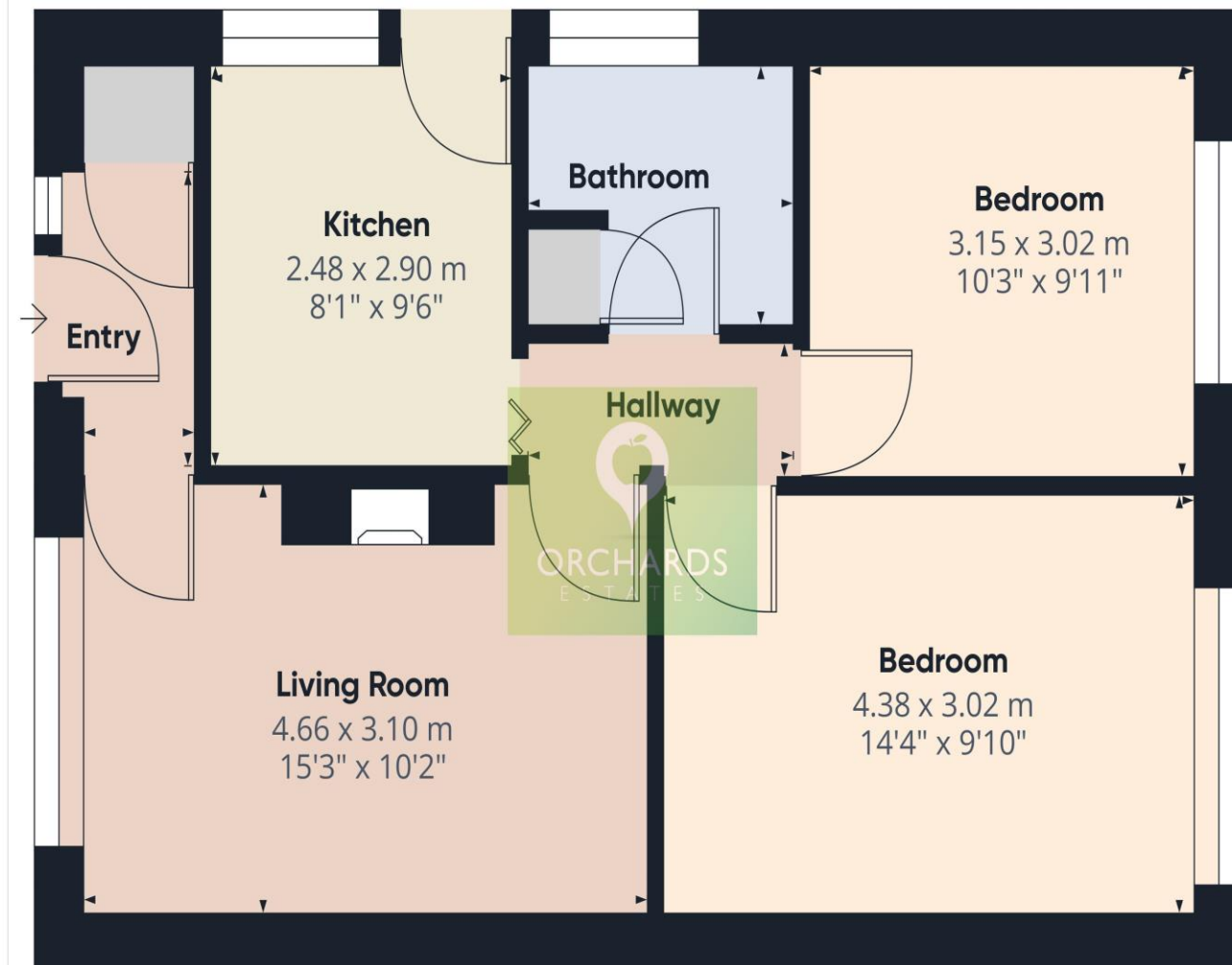
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Material Information

- Freehold Bungalow built c. 1975
- Council Tax Band: C
- EPC Rating: D
- Mains Gas, Water, Drainage and Electricity
- Combi Boiler - Located in cupboard by front door. We are reliably informed by the vendor that it was serviced in 2024
- Wood Burner - Installed in 2017. last swept 13 May 2024
- Loft Access partially boarded with Ladder and lighting
- Broadband: Ofcom Ultrafast available - 1000Mbps
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding



Approximate total area^m
 54.19 m²
 583.28 ft²

(1) Excluding balconies and terraces

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

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