



FOR SALE

Larkhill Road, Yeovil, BA21 3HQ
Offers in Excess of £180,000



ORCHARDS
ESTATES

Orchards Estates are pleased to bring this well presented three-bedroom semi-detached family home to the market.

The property benefits from; entrance hall, kitchen/diner, utility, lounge, downstairs wc, three bedrooms including two doubles, family bathroom and enclosed rear garden.

Nestled in a convenient location, this property is close to many local amenities including schools and shops.

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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, 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.

Approach There is a path to the front door which leads up the side of the front garden. This path also gives access to the side/rear of the property. The front garden is set down to mature shrubs and golden chippings – for easy maintenance.

Ground Floor Living Accessed via the front entrance porch, with stairs to first floor landing, doors leading to living room and kitchen, under stairs cupboard (where the gas boiler is located), and a wall radiator. Kitchen - The kitchen comes with a range of wall and base units and a breakfast bar, with wall radiators and vinyl flooring. There is room for an under-counter fridge and a freezer, plus washing machine, also a built-in oven, with gas hob and cooker hood. The kitchen has a double-glazed windows to the side and rear of the room, with a double-glazed patio doors overlooking the enclosed rear garden. At the end of the kitchen, the current owner had a comfy chair and small table, but a larger dining table could quite easily be fitted in here. There is also a door to the rear

leading through to the downstairs wc, utility and a storage cupboard.

Lounge - Double glazed window to front, feature fireplace with wooden surround and electric log burner effect fire and wall mounted radiator.

First Floor Living First Floor Landing - Doors to first floor accommodation, double glazed window to the side and radiator. There is access here to the attic, which is boarded out, with lighting and loft ladder for convenience.

Bedroom One - Double room with double glazed window to front, with built in storage cupboard and wall radiator.

Bedroom Two – Single room with double glazed window to the front and wall radiator.

Bedroom Three - Double room with double glazed windows overlooking the rear garden and wall radiator.

Family Bathroom – White bathroom suite, with shower over the bath, wash basin with under cupboard storage, toilet, wall radiator, vinyl flooring and double-glazed window to rear of the room.

Rear Garden The rear garden is mainly laid down to lawn with a border of mature shrubs. There is a gravelled seating area at the top of the garden for outdoor dining, relaxing or socialising in the summer months. The rear garden is fully enclosed by fencing and mature hedges and can be accessed by a path which leads down the side of the property.

Material Information

- Freehold Property This property is of non standard construction, something which you may need to discuss with your mortgage provider
- EPC Rating - E
- Council Tax Band - A
- Mains Drainage, Gas, Water and Electricity Gas
- Boiler - Located under the stairs. We have been reliably informed by the vendor that has been regularly serviced
- Flood Zone 1: Low Risk
- Broadband: UltraFast Available



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		



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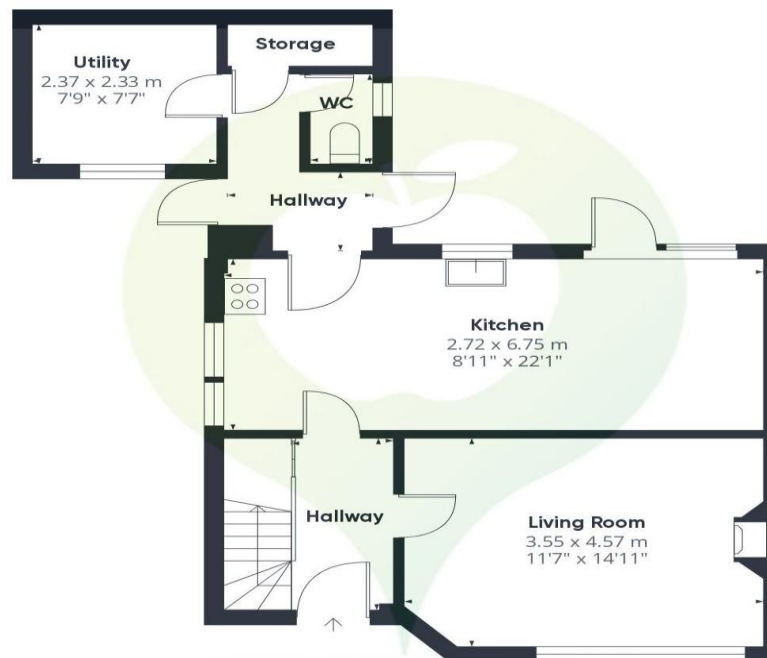
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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Floor 1



Floor 2



Approximate total area⁽¹⁾

92.22 m²

992.63 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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