



**FOR SALE**

Swallowcliffe Gardens, Yeovil, BA20 1DQ

£550,000



**ORCHARDS**  
ESTATES



We are delighted to bring to the market this very special family home offering privacy and modern comfort just minutes from the centre of thriving Yeovil.

Benefitting from six bedrooms over three floors, the house enjoys capacious rooms which are remarkably light and decorated to a high standard.

On the ground floor there is an inviting entrance hall from which all rooms radiate.

The sitting room is an extremely spacious room which can accommodate large sofas and act as a warm family room.

The double aspect kitchen /diner is a very inviting space with a feature fireplace, room for a sofa as well as dining table and space for a large American style fridge freezer.

It is an ideal environment for the keen chef or for entertaining. There is also a utility room and storeroom beyond.

The front drive offers parking for at least four vehicles in addition to the garage.

The current owner has also positioned a seating area at the front so that the sun can be enjoyed throughout the day.

To the rear of the house is a lawned area and a covered area currently housing a hot tub which may enter into negotiations with the current owner.

£550,000





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.

Approach

The house is positioned at the end of Swallowcliffe Gardens behind private gates. There is off road parking comfortably for at least four cars to the front of the house, a garden and a seating area to the right of the entrance

Ground Floor

An entrance porch leads to the hall from which the sitting room, kitchen, downstairs loo and staircase radiates. From the kitchen there is a utility room and storeroom.

First floor

On the first floor are three double bedrooms and a fourth, single bedroom currently acting as a study. There is a large family bathroom in addition to the en suite serving the master bedroom. A through room, with storage cupboards, leads to the

staircase to the second floor.

Second Floor

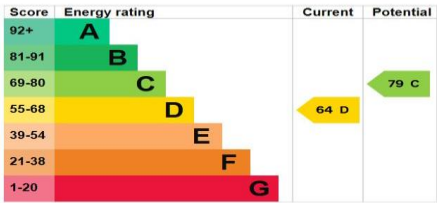
There are two double bedrooms, one en suite, and also enjoying a 'child cave' built into the eaves. This magical space can act as a gaming room or games haven.

Rear Garden

Set to lawn and enjoying absolute privacy with a pergola area covering the current owner's hot tub - potentially available by separate negotiation.

Material Information

- Freehold property, built c. 1940's
- EPC - D (64)
- Council Tax Band:- F
- Mains Gas, Electric, Water and Drainage
- Immersion Boiler – The vendor informs us it is approx. 2-3 years old, and is regularly serviced
- Generous Driveway Parking for multiple vehicles
- Single Garage with electric door and alarm
- Double Glazing - We are reliably informed by the vendor that this has been replaced in the last 5 years
- Built in blinds to all windows
- Full Alarm system
- HD CCTV around the exterior of the property
- Broadband: Ultrafast 1000Mbps available
- Flood Zone 1 - Land within flood zone 1 has a low probability of flooding from rivers and the sea

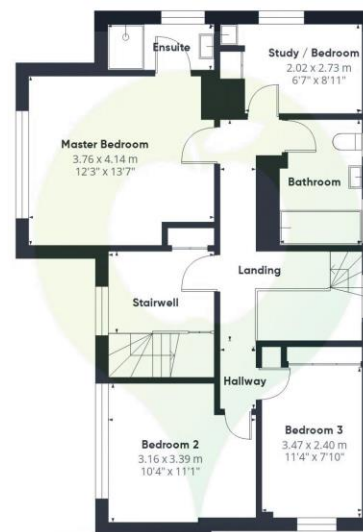


The graph shows this property's current and potential energy rating.





Floor 1



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**

170.4 m<sup>2</sup>

1834 ft<sup>2</sup>

**Reduced headroom**

9.9 m<sup>2</sup>

107 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 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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