



**FOR SALE**

Summerhouse View, Yeovil, BA21 4DJ

£200,000



**ORCHARDS**  
ESTATES



We are delighted to bring you this exciting opportunity to purchase a delightful two-bedroom home, perfectly nestled in a sought-after cul-de-sac.

Offering an ideal blend of comfort and convenience, this property is within easy reach of local amenities, top-rated schools, the town centre, and the hospital.

Whether you're a first-time buyer looking for the perfect start or an investor, this house presents an unmissable chance to secure a property in a prime location

£200,000



## 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 Westlands Leisure Centre 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

Set back from the road, this property boasts a front garden, offering a welcoming pathway leads to the double-glazed front door

## Ground Floor Living

**Living Room:** Step through the double-glazed front door into a spacious and inviting main living area. Bathed in natural light from the front aspect window, this room exudes warmth and comfort. A well-placed radiator ensures efficient heating throughout. The elegant staircase leads to the first floor, offering seamless flow within the home. From the living room you enter:

**Kitchen:** Rear aspect double glazed window fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink unit, gas hob with cooker hood over, electric oven, plumbing for washing machine, plumbing for dishwasher, gas boiler, tiled splash backs, radiator and double-glazed door to rear. The gas boiler is conveniently located within the kitchen, providing reliable home heating.

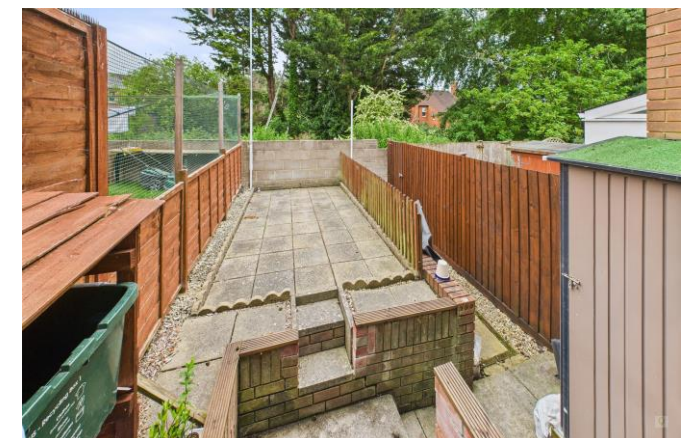
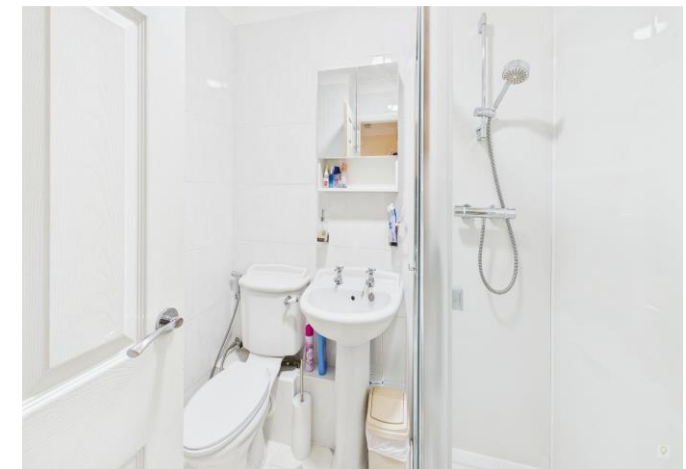
## First Floor Living

A convenient storage cupboard provides practical space for everyday essentials. Easy access to the loft is available via a fitted ladder, revealing a partially boarded area. Doors led to the next inviting spaces, ensuring a seamless flow throughout the home.

**Bedroom 1:** This generously sized first-floor room offers a bright and airy atmosphere, enhanced by a rear-facing double-glazed window that invites natural light while ensuring energy efficiency. A well-placed radiator provides warmth and comfort, making this space perfect for relaxation or versatile living.

**Bedroom 2:** This bright and spacious room benefits from a front-facing double-glazed window, allowing natural light to stream in while enhancing energy efficiency. Thoughtfully designed storage solutions include a built-in cupboard over the stairs and fitted wardrobes, offering ample space for organization.

**Bathroom:** This modern bathroom features a sleek shower, offering convenience and efficiency, complemented by a stylish wash hand basin and WC. A central heated towel rail provides added comfort, ensuring a warm and inviting atmosphere. Fully tiled walls enhance the aesthetic appeal while offering practicality and easy maintenance.





## Garden and Parking

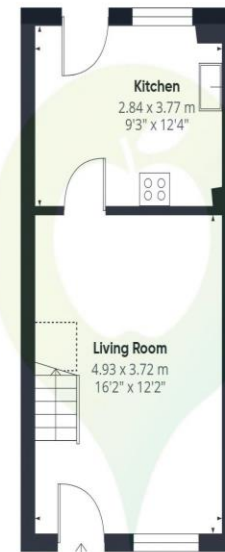
Stepping out from the back door, you're greeted by a patio garden accessed by a few steps down. The garden also offers space for storage, making it ideal for housing tools, furniture, or other essentials while maintaining a neat and organized environment. Additionally, there is a right of path through a gate at the rear of the garden, allowing easy access to the front of the properties.

The property benefits from two allocated parking bays conveniently located opposite the house, providing secure and hassle-free parking. This dedicated space ensures easy access and adds convenience for homeowners and guests alike.

## Material Information

- Freehold Property cc 1994
- Council Tax Band- B
- EPC Rating -C
- Mains Drainage, Water, Gas and Electric
- Combi Boiler
- Flood Zone 1-Land within flood zone 1 has a low probability of flooding from rivers and the sea
- Broadband- Ultrafast 1000 mpbs
- 2 Designated Parking Spaces

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 2



Floor 3



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

55.8 m<sup>2</sup>  
600 ft<sup>2</sup>

### Reduced headroom

0.6 m<sup>2</sup>  
7 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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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.