



FOR SALE

Welbeck Road, Yeovil, BA21 5PH

£170,000



ORCHARDS
ESTATES

Welcome to this opportunity to purchase a well built home which is in need of some decorative modernisation and a setting which would make a great family home, indeed, this property has been occupied by the same family for 47 years.

Set off Welbeck Road which provides access to the front door or off Lowther Road to the rear garden access and parking areas.

Built over 2 floors, the home offers a large hallway with enclosed porch entrance and storage, downstairs WC, Separate Kitchen, and dining room and then a spacious living room.

Upstairs are 3 bedrooms and the family bathroom. Well worth a visit if you are looking for a home which is affordable and priced to allow a new owner budget to update to their own personal taste.

Just give us a call and we will be happy to arrange a viewing at your convenience.

£170,000



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

Set back from the road the property can be accessed over the front footpath which leads through the front lawn to the main entrance porch.

Ground Floor Living

Entrance from the porch is to a hallway with stairs to the first floor and doors opening to: Living Room: With a gas fireplace and benefitting from front aspect windows.

Kitchen: Partially fitted kitchen (in need of updating), with a radiator, with a door providing access to the dining room, which also has a rear aspect window.

To the side of the kitchen is a rear hallway which provides access to the rear garden. There is a separate WC here as well.

First Floor Living

Upper hallway proving access to: -

Family Bathroom, with bath and rear aspect window.

Airing Cupboard.

Loft access, with lighting.

Double Bedroom with rear aspect window.

Double Bedroom with front aspect window.

Single Bedroom with large storage cupboard and front aspect window.

Rear Garden

The rear garden is laid down to grass, with a brick shed just outside the back door. The garden has a small wire fence, next to the footpath to the side of the property.

Material Information

- Freehold Property, Built c. 1974
- Council Tax Band: B
- EPC Rating: E
- Mains Drainage, Gas, Water, and loft hatch with lighting in the attic.
- Broadband: OFCOM: Ultrafast 1,000Mbps available
- Flood Zone 1: Low Risk



Directions

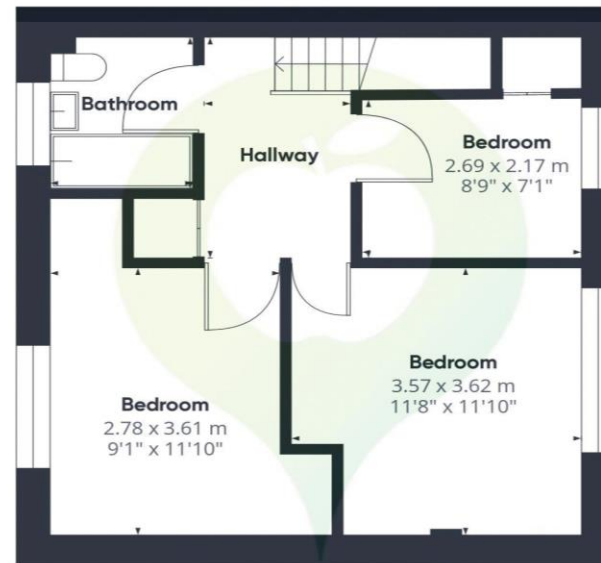
I would suggest accessing this property off Lyde Road and onto Meadow Road, taking the first right into Lowther Road, then the first left into the cul de sac with lots parking spaces. Drive to the upper end and you will be just outside the property which will be easily identified with an eye catching OrchardsEstates FOR SALE Sign.

<https://w3w.co/games.pill.boil>

<https://maps.app.goo.gl/i6Mvg4y29pUZuxxy8>



Floor 1



Floor 2



Approximate total area⁽¹⁾

84.02 m²

904.36 ft²

Reduced headroom

1.38 m²

160.27 ft²

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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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.