



FOR SALE

St. Andrews Road, Yeovil, BA20 2DF

£190,000



ORCHARDS
ESTATES

We are proud to be appointed to market this well-presented three-bedroom semi-detached home, ideally located in a quiet cul-de-sac on the sought-after west side of Yeovil.

The accommodation includes an entrance hallway leading to a comfortable lounge, a double-glazed conservatory, and a well-equipped kitchen. Upstairs, the property offers three bedrooms and a family bathroom.

Additional benefits include double glazed windows, a gas central heating system, and off-road parking at the front. A shared driveway to the side provides access to a garage situated at the rear of the property.

This home presents an excellent opportunity for families or first-time buyers seeking a peaceful residential setting with convenient access to local amenities.

NO ONWARD CHAIN

£190,000



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 property is approached via a gravelled parking area, with steps leading down to a double-glazed front door.

Ground Floor Living

Hallway: Welcoming entrance with a double-glazed window to the front, stairs rising to the first floor and an understairs storage cupboard. Features include a radiator, recessed spotlights, and doors leading to the lounge and kitchen.

Kitchen: A bright and well-appointed kitchen featuring double glazed windows to the side and rear, along with a double-glazed door providing access to the garden. Fitted with a range of wall, base, and drawer units topped with oak work surfaces. Includes a white Butler-style sink with mixer tap, gas cooker point with cooker hood, and a wall-mounted Worcester enclosed boiler. There is space for a fridge freezer and tumble dryer, with plumbing for a washing machine and dishwasher. Finished with a fully tiled floor, part tiled walls, and recessed spotlights.

Lounge: A spacious and inviting room with a double-glazed window to the front and double-glazed French doors opening into the conservatory. Features a charming stone fireplace housing a cast iron multi-fuel wood burner, wood laminate flooring, picture rail, radiator, and television and telephone points. Sunroom: A versatile space with double glazed French doors and windows overlooking the rear garden. Finished with a fully tiled floor and equipped with an electric wall-mounted heater/cooling unit and a radiator, making it usable year-round.

First Floor Living

Landing: Bright and airy with double glazed windows to the front and side. Features include a picture rail, radiator, and access to the loft. Doors led to all bedrooms and the family bathroom

Bedroom 1: A comfortable double bedroom with a double-glazed window overlooking the rear garden. Includes a radiator and picture rail.

Bedroom 2: Double glazed window to the front, radiator, built-in storage cupboard, and picture rail.

Bedroom 3: Double glazed window to the rear and radiator.

Bathroom: Featuring a double-glazed window to the side and a white suite comprising a ¾ size panel-enclosed bath with mixer tap shower, a vanity unit housing the wash hand basin and low-level WC. Finished with fully tiled walls and a heated towel rail.

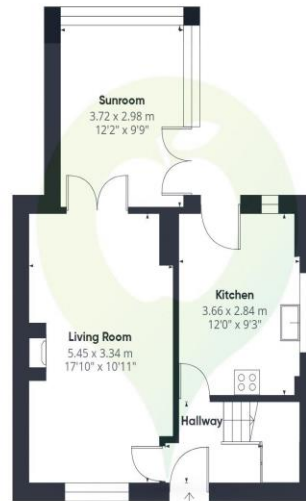
Garden Garage and Parking

To the front there is off road parking. To the side there is a shared driveway leading to a garage at the rear. The rear garden consists of an area of lawn with a picket style fence surrounding, a paved patio and a path leading to the end of the garden where there is a Pergola, the garden is enclosed mainly by wood panel fencing.

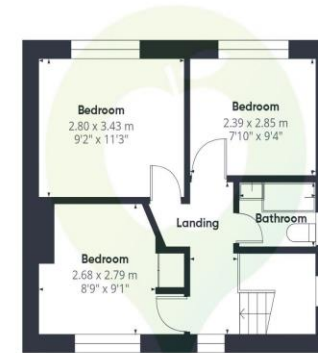


Material Information

- Freehold Property
- Council Tax Band B
- EPC - D
- Mains Gas Electric and Drainage
- Combi Boiler fitted in 2017 Multi Fuel Burner Chimney last swept in 2019
- Loft Ladder , boarded and with lighting
- Floodzone- Very low risk of flooding from rivers and the sea.
- Broadband- Ultrafast Broadband 10000 Mbps



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

90.5 m²

974 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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www.orchardsestates.com



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