



**FOR SALE**

Yeovil, BA20 1SF

£170,000



**Full video walk - through**



**ORCHARDS**  
ESTATES

Beautifully presented two bedroom basement maisonette with the added benefit of a generous garden and located only a stones throw away from the amenities of Yeovil as well as countryside walks of Nine Springs Country Park. The accommodation comprises a spacious living room with stunning views, modern fitted kitchen, two double bedrooms and shower room. Outside is a sun terrace with steps leading down to the garden. This lovely property would make an ideal first time buy or an investment opportunity for a buy to let or as an air B & B due to its location.

£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.

### Entrance Hall

Double glazed door to side, tiled floor, door to bathroom and door to kitchen.

### Kitchen/Breakfast Room - 12' 3" x 10' 2" (3.737m x 3.108m)

Front aspect double glazed bay window, fitted kitchen comprising a range of wall and base units with worktops over, breakfast bar, one and half bowl sink, electric hob, cooker hood, electric oven, plumbing for washing machine, space for fridge/freezer, combi boiler, tiled splash backs, tiled floor and radiator.

### Living Room - 18' 6" x 13' 10" (5.643m x 4.204m)

Rear and side aspect double glazed windows, feature fireplace, storage cupboard, radiator and laid to carpet.

### Inner Hall

Storage cupboard, laid to carpet and doors to bedrooms.

### Master Bedroom - 16' 2" x 14' 8" (4.925m x 4.460m)

Double glazed door to terrace with views, rear and side aspect double glazed windows, feature window to side, wall lights, laid to carpet and radiator.

### Bedroom Two - 14' 8" x 11' 11" (4.483m x 3.623m)

Side and rear aspect double glazed windows, two storage cupboards. laid to carpet and radiator.

### Shower Room

Front aspect double glazed window, walk in shower cubicle, pedestal wash hand basin, WC, tiled floor, tiled walls, extractor fan and chrome heated towel rail.

### Garden

The garden is set over several tiers, with steps from the roadway leading down to the front door, you pass two levels which are ideal as seating areas and offer an elevated outlook. From the property entrance level there is a garden walkway across the rear of the property with a raised decking area to one side and further garden. The garden is on a slope and the remainder of the garden drops away from the property itself which helps to accentuate the interior natural light in every room. The garden has been well fenced and each tier is stone walled. There is a gate which we have been advised by the vendor has right of way to access the useful store room.

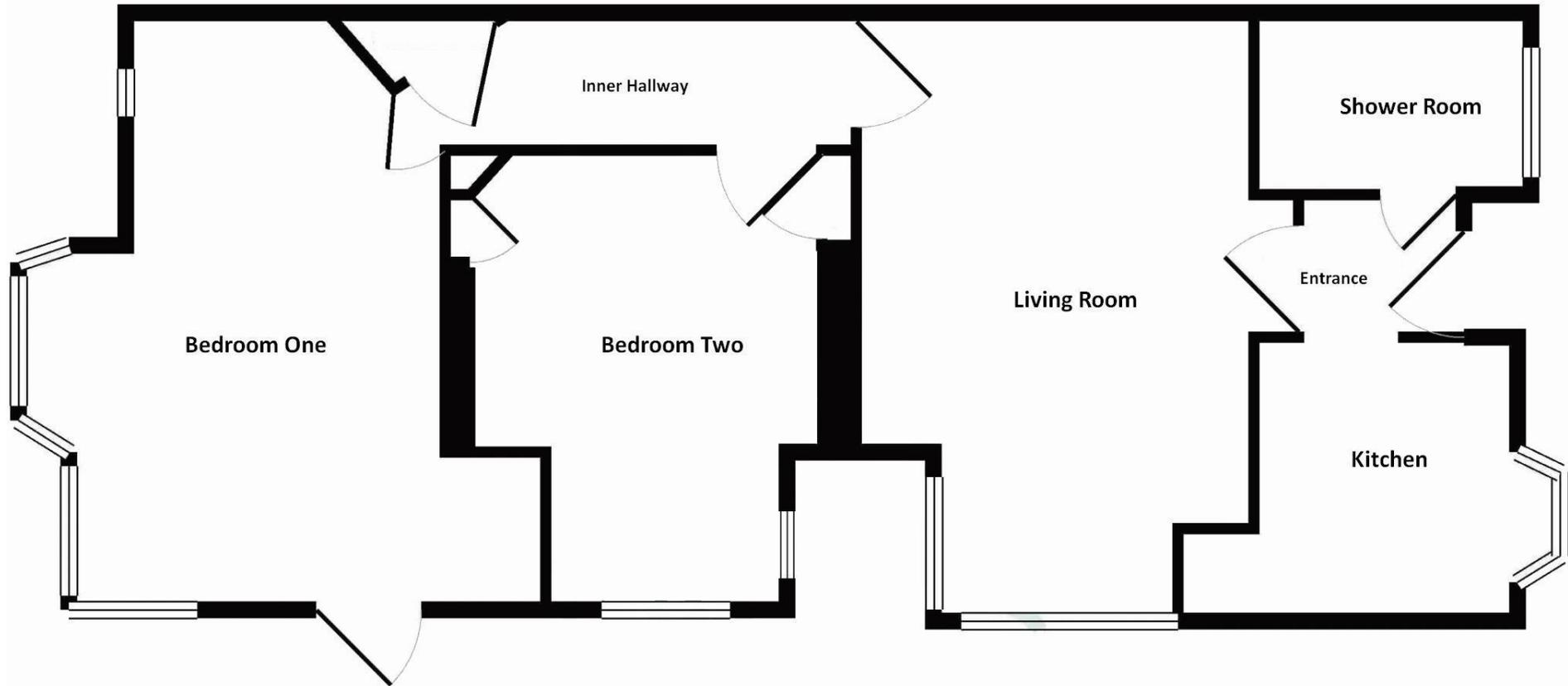
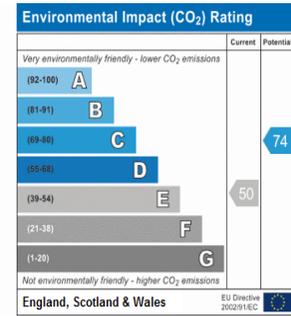
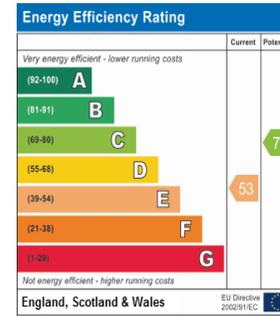


**ADDITIONAL INFORMATION**

This property is leasehold. The lease was extended in 2017 to 999 years. The freehold is shared among all the property owners, this apartment forming 1 of 3 owners. The remaining 2 properties are owner-occupied. Parking Permits are available from SSDC (<http://www.somerset.gov.uk/roads-parking-and-transport/parking/parking-permits/>)

**AGENTS NOTE**

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



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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.