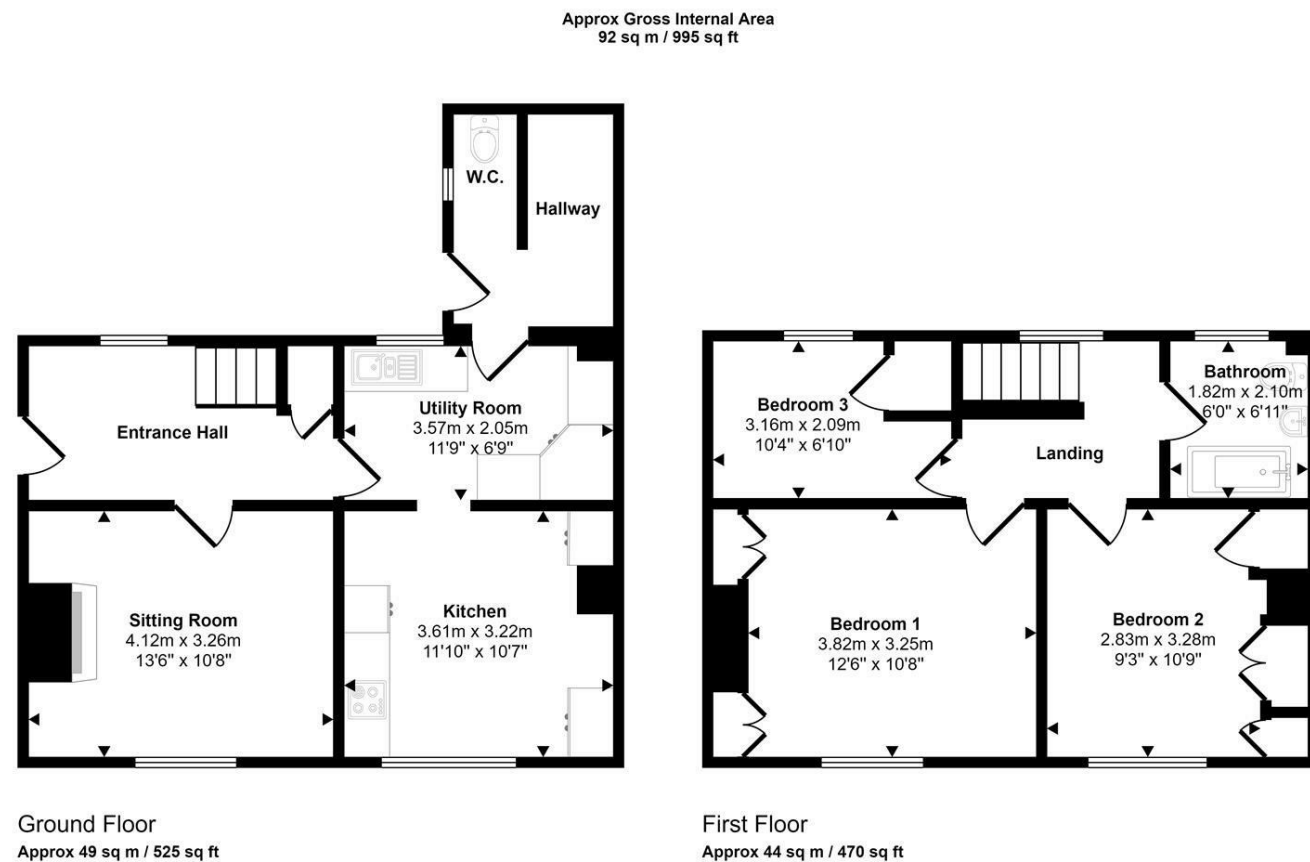




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



West Orchard Yarlington

Guide Price
£240,000

NO ONWARD CHAINCASH BUYERS ONLY***NON STANDARD CONSTRUCTION***

Nestled in the heart of a rural setting, this delightful three-bedroom semi-detached home offers the perfect opportunity for those seeking a peaceful lifestyle with the beauty of nature right on their doorstep. Surrounded by stunning countryside walks, the property provides a serene escape from the hustle and bustle of everyday life. While the house is in need of some updating throughout, it has been lovingly cared for by the previous owners for the past forty one years, and it presents an exciting opportunity to personalise and make it your own.

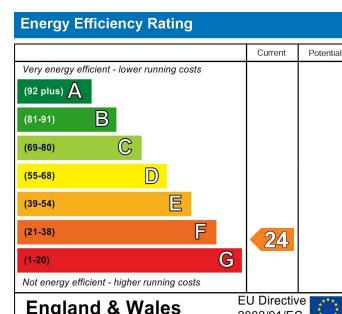
The house is of non-standard construction, providing a unique character and the potential for creative updates, therefore only suitable for cash buyers. Benefitting from an easy living layout, this home offers a spacious kitchen/diner with the added bonus of a utility room. There is also a generously sized sitting room with added character from the wood burner. For added convenience there is a downstairs WC. Upstairs, there are three good sized double bedrooms, with some countryside views and all with the added bonus of built in storage. The family bathroom offers a bath, pedestal style wash hand basin and a WC.

Outside, the property benefits from a large driveway with plenty of parking, along with a generously sized garden that features a sun terrace, ideal for alfresco dining and enjoying the outdoors. Additionally, the property includes two well-sized sheds, offering valuable storage or workshop space.

If you are seeking an intriguing home with character and potential, this property is a must see. A viewing is absolutely essential to really appreciate the possibilities that this property holds for you and a new village lifestyle.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk





The Property

Accommodation

Inside

Ground Floor

Upon entering the property there is a welcoming entrance hall with doors to the sitting room, kitchen, utility room and stairs rising to the first floor. The sitting room is a good size and enjoys the added bonus of a wood burner and built in storage. The kitchen/diner is a good size with plenty of storage. There is an electric hob, extractor fan and oven, as well as space and plumbing for white goods in the utility room. For added convenience there is a downstairs WC.

First Floor

Stairs rise to the first floor with doors to the three bedrooms and family bathroom. There are two generously sized double bedrooms, as well as a good sized single. All three bedrooms benefit from built in

storage. The family bathroom has a bath, pedestal style wash hand basin and a low level WC. There is also access to the loft via the landing and the hot water cylinder can be found in bedroom two.

Outside

Parking

There is plenty of parking on the long drive.

Garden

To the front of the property there is a fenced courtyard which is big enough for garden furniture. The rear garden is a good size and enjoys some countryside views as well as a sunny and private aspect. There is a good sized sun terrace, perfect for entertaining and al fresco dining. The rest of the garden is laid to lawn with two sheds for extra storage or workshop space. The oil tank can also be found in the rear garden.

Useful Information

Energy Efficiency Rating F
Council Tax Band A
UPVC Double Glazing
Oil Fired Central Heating
Freehold
Septic Tank managed by Wessex Water

Directions

Head out of Gillingham on the Wyke Road in the direction of Wincanton. Join the A303 towards Exeter and Wincanton. Then follow the A371 and turn left at Shatwell Lane. and follow the road down to Crockers Hill and then down to West Street. The property will be found just a short distance down on the right. BA9 8DN.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.