



11

Twines Close, Sparkford, Yeovil

11

Twines Close
Sparkford
Yeovil
BA22 7JW

Offered to the market with no onward chain, this three bedroom detached bungalow enjoys a sought after location within a quiet close.



- Three bedroom detached bungalow
 - Well established rear garden
- A convenient and sought after location
 - Off street parking
 - Garage
 - No onward chain

Guide Price £425,000

Freehold

Sherborne Sales
01935 814488

sherborne@symondsandsampson.co.uk



THE DWELLING

Situated in a quiet close, this detached bungalow offers spacious accommodation throughout with ample off road parking.

ACCOMMODATION

The property boasts three generous reception rooms seamlessly connected by wide openings, creating bright and airy atmosphere. Among them is a charming garden room at the rear, offering a pleasant outlook. Adjacent to the dining room, the well-equipped kitchen is designed to meet all your culinary needs. A passage off the dining room greets you into bedrooms one and two and also provides access to the family bathroom. Bedroom three can be located off the living room and is currently utilized as a study.

GARDEN

The patioed garden provides a vast area of well established flower beds with a seating area to the rear of the property. A side passage provides access to the front of the property which offers a gravelled area boarded with mature shrubs and trees. The front garden provides off road parking and access to the garage.

SITUATION

The property is located in a peaceful close on the outskirts of Sparkford, nestled in the picturesque Vale of Camelot. It offers stunning country views and is close to a variety of walking trails. Sparkford offers a public house, an active parish hall and a garage. The area is served by several educational institutions, including Hazelgrove Preparatory School within Sparkford and Countess Gytha Primary School and Pre-School in the nearby village of Queen Camel. The village is conveniently situated near the A303, providing easy access to major roads. Mainline railway stations are also within reach at Sherborne (offering routes from Waterloo to Exeter) and Castle Cary (with connections to Weymouth, Salisbury, Bath, Bristol, and London Paddington).

DIRECTIONS

What3words - ///spark.mylon.chips

MATERIAL INFORMATION

Mains electric, drainage and water

Night storage heating

Somerset Council - www.somerset.gov.uk

Council Tax Band - D

Superfast broadband is available in the area

Mobile phone coverage is likely outside with limited coverage inside.

Source Ofcom - ofcom.org.uk

AGENTS NOTE

Solar panels are owned outright by the property and were installed in 2014.



Twines Close, Sparkford, Yeovil

Approximate Area = 1162 sq ft / 107.9 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1300 sq ft / 120.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	51
E (49-54)	
F (39-48)	27
G (1-38)	
See energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1132352



Sherb/0624/JM



01935 814488

sherborne@symondsandsampson.co.uk
 4 Abbey Corner, Half Moon Street,
 Sherborne, Dorset DT9 3LN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT