

Rolfe East



Main Street, Mudford, BA21 5TR

Offers Over £210,000

- SPACIOUS MODERN THREE BEDROOM HOUSE (1110 SQUARE FEET).
- PRIVATE ENCLOSED LEVEL REAR GARDEN WITH SUNNY WESTERLY ASPECT.
- COUNTRYSIDE WALKS FROM THE FRONT DOOR.
- SHORT DRIVE TO YEOVIL.
- SINGLE GARAGE AND PARKING FOR TWO CARS.
- TRIPLE GLAZING AND ELECTRICALLY FIRED RADIATOR CENTRAL HEATING.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- EXCELLENT VILLAGE WITH CHURCH VIEWS AT REAR.
- VERY CLOSE TO VILLAGE HEART AND POPULAR VILLAGE PUB.
- SUNNY SOUTH EASTERLY ASPECT AT THE FRONT.

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4 Blacksmiths Row Main Street, Mudford BA21 5TR

IDEAL FOR FIRST TIME BUYERS! CHURCH VIEWS AT THE REAR! 4 Blacksmiths Row is a well-presented, spacious, modern, terrace house (1110 square feet) situated on the edge of this popular Somerset village, a short drive to the neighbouring towns of Yeovil and Sherborne. The property boasts a single garage at the rear plus parking for two further cars. There is a level rear garden enjoying a south westerly aspect and a good degree of privacy. The house is deceptively spacious, triple glazing with an electric central heating system. The well-arranged accommodation boasts a sunny south-easterly aspect at the front and good levels of natural light. It comprises entrance reception hall, sitting room, open plan kitchen / dining room and ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with fitted wardrobe and en-suite shower room, two further generous bedrooms and a first floor family bathroom. There are lovely views of the ancient parish church at the rear. Countryside walks are only a short walk away from the front door at Mudford Weir or across fields to the neighbouring village of Trent. Nearby Yeovil offers a wide range of supermarkets, school, retail parks, leisure centers, cafes and restaurants. The historic town centre of Sherborne is also only a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. Yeovil and Sherborne are both on mainline railway stations providing direct services to London, Exeter, Bath and Bristol. The house is perfect for first time buyers or families and would make an excellent buy-to-let. It would also suit mature buyers looking for a home in a rural location with easy town access.



Council Tax Band: C



uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 11'4 maximum x 6'1 maximum. A useful greeting area providing a heart to the home, radiator, triple glazed window to the front, telephone point, moulded skirting boards and architraves. Staircase rises to the first floor. Storage recess. Pine panel doors lead off the entrance hall to the main rooms.

SITTING ROOM: 20'7 maximum x 11'4 maximum. A generous main reception room, triple glazed window to the rear overlooks the rear garden. Double glazed double French doors open onto the rear garden, secondary glazing. Moulded skirting boards and architraves, two radiators, fireplace with period-style surrounds, TV point, telephone point. Glazed folding doors from the sitting room and pine panel door from the entrance reception hall leads to the

KITCHEN / DINING ROOM: 18'10 maximum x 9'1 maximum. Another generous room, two triple glazed windows to the front, radiator. This area is split into two main zones.

Kitchen area: A range of timber effect kitchen units comprising laminated worksurface, decorative tiled surrounds. Inset stainless steel electric Neff hob with stainless steel Bosch electric oven under, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over. A range of drawers and cupboards under, space and plumbing for washing machine, space for upright fridge freezer. A range of matching wall mounted cupboards and glazed display cabinets, wall mounted concealed cooker hood extractor fan. Space and plumbing for dishwasher.

Dining room area: With folding glazed doors leading to the sitting

room.

Pine panel door leads from the entrance reception hall to

CLOAKROOM / WC: 5'8 maximum x 2'10 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, radiator, extractor fan.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 12'5 maximum x 5'4 maximum. Moulded skirting boards and architraves, ceiling hatch and loft ladder to part boarded loft space with light and power connected. Pine panel door from the landing leads to airing cupboard housing unvented hot water cylinder and slated shelving. Pine panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 9'11 maximum x 10'10 maximum. A double bedroom, triple glazed window to the front, radiator, moulded skirting boards and architraves, telephone point, TV point. Door leads to fitted wardrobe cupboard space. Pine panel door leads to

EN-SUITE SHOWER ROOM: 5'5 maximum x 6'5 maximum. A fitted white suite comprising low level WC, pedestal wash basin, tiled splashback, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, shaver light and point, wall mounted heater, radiator, double glazed window to the front.

BEDROOM TWO: 11'10 maximum x 8'4 maximum. A second double bedroom with triple glazed window to the rear, views to the pretty Parish Church across the rear garden, radiator.

BEDROOM THREE: 9'5 maximum x 9'8 maximum. A generous

third bedroom, triple glazed window to the front, radiator, moulded skirting boards and architraves. Door leads to fitted wardrobe cupboard space.

FAMILY BATHROOM: 7'6 maximum x 8'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, panel bath with mains shower tap arrangement over, tiled surrounds, wall mounted electric heater, radiator, double glazed window to the rear, shaver light and point.

OUTSIDE:

At the front of the property paved pathway leads to storm porch and the front door. There is a portion of front garden laid to lawn boasting a variety of well stocked flowerbeds and borders, wrought iron railings.

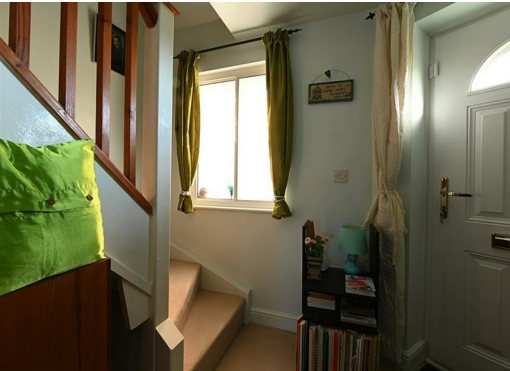
Shared driveway access with the neighbours leads from the road to a parking area at the rear.

A driveway provides off road parking for one to two cars leading to a **SINGLE GARAGE** in a block at the rear (16'10 in depth x 8'8 in width). Metal up and over garage door, rafter storage above.

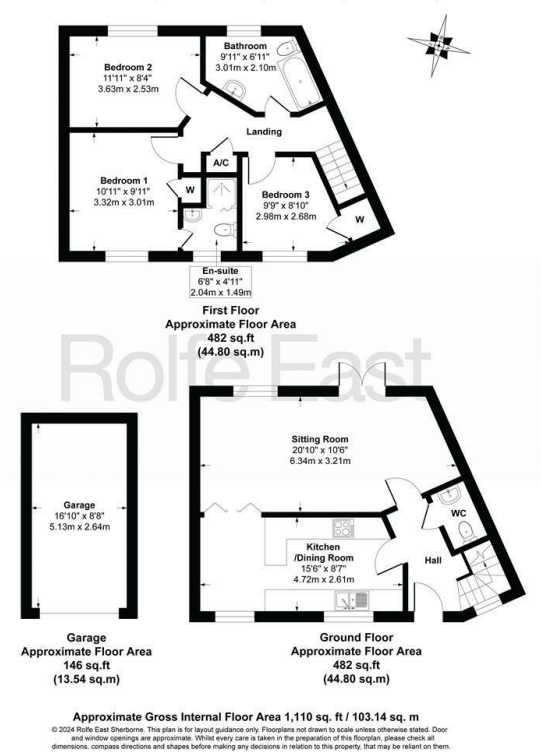
A timber gate from the driveway area gives access to the main rear garden.

Rear garden measures 39' maximum in depth x 16' maximum in width. It is level and laid to lawn and paving enclosed by timber panel fencing and a variety of mature hedges and shrubs. Paved patio area, outside light, timber gate to the rear. It boasts a sunny south westerly aspect.





Blacksmith's Row, Main Street, Mudford, Somerset, BA21



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		