



CHAFFERS
ESTATE AGENTS



Brookhampton

Yeovil, BA22 7DA

A spacious 3 bedroom semi-detached family home located in a sought after village and situated within walking distance to amenities. The property benefits from a large enclosed south facing rear garden with views over open countryside and parking for three vehicles.

£342,000 Freehold

Council Tax Band: B

Brookhampton

Yeovil, BA22 7DA



DESCRIPTION

Situated on a quiet no-through road this generously proportioned three bedroom semi-detached family home is located within the picturesque and highly desirable village of North Cadbury and is positioned within walking distance of the well-regarded primary school. The property is approached via steps from a driveway providing generous off-road parking. Upon entering, the hallway provides access to the large living room/diner with fireplace which houses the back boiler. The kitchen is a good size with plenty of wall and base units for storage, sink, integrated electric oven and hob, space for dishwasher, space for washing machine and windows overlooking the rear garden. From the kitchen, doors lead to the rear porch, WC and garden. Upstairs, there are two double bedrooms and a single bedroom, a family bathroom fitted with a bath and overhead shower, low level WC and hand wash basin and built-in storage completes the first floor. Outside the large south facing garden which has been much improved by the current owners is fully enclosed with a patio seating area, two large timber sheds, log store, sandpit, decked seating area

and is mainly laid to lawn with flower borders. A side gate with pathway provides access to the front of the property with a gravelled area providing parking for three vehicles.

SITUATION

North Cadbury is set in picturesque countryside that is typical of this area of South Somerset that results in it being a sought after area in which to live. This village, together with neighbouring villages in the area, have a predominance of stone constructed houses, farms and cottages being interlinked by quiet lanes in countryside that is given over entirely to agriculture. North Cadbury with its close neighbour South Cadbury enjoy a close community spirit with a thriving village store, active village hall and primary school, having excellent facilities together with traditional public houses in both villages. Although set in this peaceful rural environment, communications are excellent with an immediate access to the A303 trunk road with its eventual junction with the M3 at Basingstoke and access to the capital, whilst to the west there is a junction with the M5 at Taunton opening up the West Country. Rail communications are

excellent with the quaint old town of Castle Cary only three miles distance having a station that provides access to London (Paddington) and Sherborne London (Waterloo). The region is well known for its schools which include the Sherborne, the Bruton Schools, Leweston and Millfield.

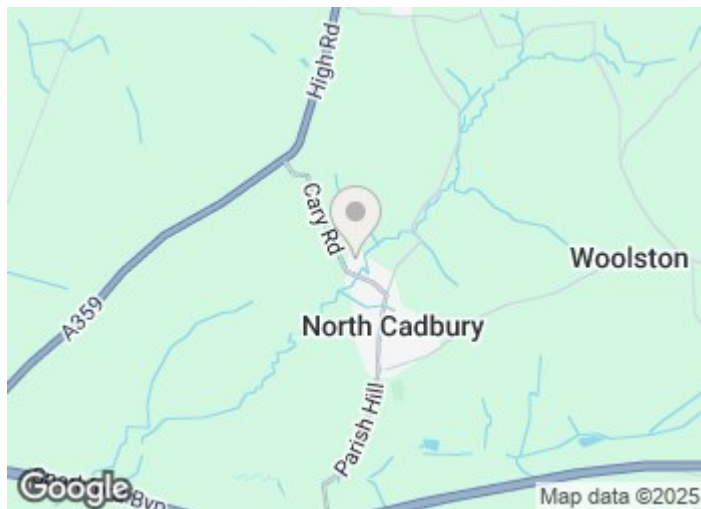
ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Back boiler heating. Solar panels provide electric - leased.

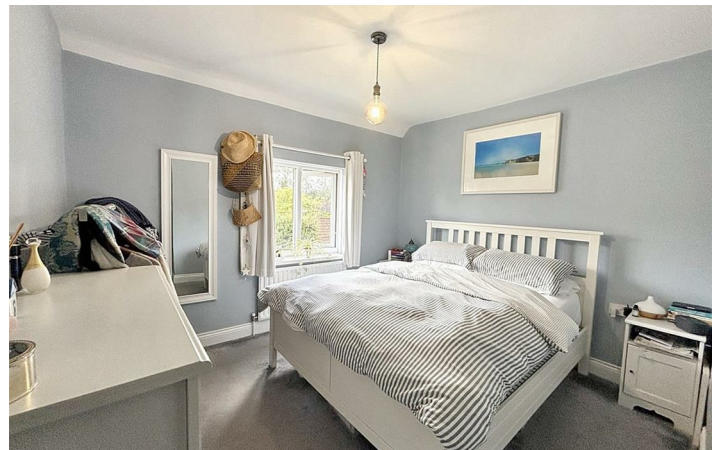
Council Authority: Somerset Council ~ Council Tax Band: B

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: B



Directions

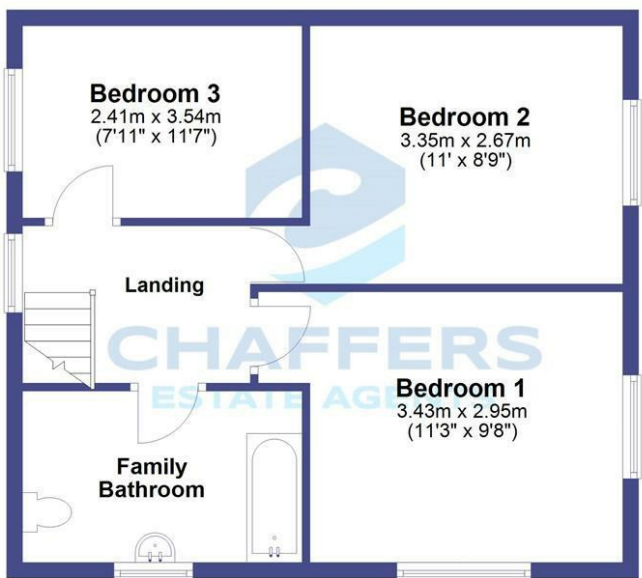


Floor Plan: Not to scale ~ For identification purposes only.

Ground Floor



First Floor



Total area: approx. 98.5 sq. metres (1060.1 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	