



Cherry Pie Lane, Sparkford, Yeovil, BA22 7AT

welcome to

Cherry Pie Lane, Sparkford, Yeovil

A recently renovated three bedroom family home, situated in the delightful village of Sparkford and within close proximity to the A303. The accommodation has been refurbished to a very high standard throughout and boasts a wealth of character, space and natural light.



Entrance

Double glazed door to the front opening into:

Entrance Hall

Stairs rising to the first floor. Doors opening into:

Snug

15' 8" x 8' 10" (4.78m x 2.69m)

Double glazed window to the front. Feature fireplace with tiled hearth. Radiator.

Lounge

15' 6" x 12' max (4.72m x 3.66m max)

A lovely light room with double glazed window to the front. Feature open fireplace with log burner inset. Built in storage cupboard with a further understairs cupboard. Aerial point. Radiator.

Fitted Kitchen/ Dining Room

18' 4" max x 16' 9" max (5.59m max x 5.11m max)

A beautiful open kitchen/diner with double glazed bi folding doors to the rear, opening to the garden and sky light window. A range of fitted base and drawer units with work surface over and complementary tiled surround. Single bowl sink and drainer with mixer taps. Space for a Range style cooker with cooker hood over. Integrated dishwasher and fridge/freezer. Breakfast bar. Door opening into a walk in pantry. Space for a dining table and chairs. Inset spotlights to the ceiling. Radiator.

Utility Room/ Cloakroom

A great addition to the ground floor accommodation with a double glazed window to the rear. A work surface with plumbing for a washing machine below. Wall mounted boiler. Opening to the cloakroom with the suite comprising of a wash hand basin inset to a vanity unit and low level WC.

First Floor Landing

A good size open landing with a double glazed window to the rear. Airing cupboard. Access to the loft space. Radiator.

Bedroom One

12' 6" x 12' (3.81m x 3.66m)

Double glazed window to the front with feature deep sills. A range of fitted mirror fronted wardrobes. Radiator.

Bedroom Two

13' 2" x 7' 3" (4.01m x 2.21m)

Double glazed window to the rear. Radiator.

Bedroom Three

9' 1" x 9' (2.77m x 2.74m)

Double glazed window to the front. Feature fireplace. Built in wardrobe. Radiator.

Family Bathroom

Double glazed window to the rear. Modern suite comprising an enclosed bath with mixer tap and shower over with glass side screen. Wash hand basin inset to a vanity unit with storage below. Low level WC. Tiled flooring. Radiator.

Front Garden

Via a picket gate opening to a shingle path leading to the entrance and rear garden. The garden boasts a wealth of blooming flowers and plants. To the right of the property is a shingle driveway, with parking for two cars.

Rear Garden

A beautiful landscaped rear garden with a shingle area abutting the property, perfect for a summer BBQ. Steps then rise to a good size decking area, creating an ideal seating/entertaining area, bordered with decorative planters. The garden also has lawn areas with trees and attractive plant and flower borders. This garden is a must view to appreciate the size and space on offer.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online fox-and-sons.co.uk/Property/YEO105418



welcome to

Cherry Pie Lane, Sparkford, Yeovil

- Character Cottage
- Recently Renovated to a High Standard Throughout
- Three Double Bedrooms
- Driveway Parking
- Council Tax Band - C

Tenure: Freehold EPC Rating: E

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO105418



Property Ref:
YEO105418 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk