



The Glebe, Queen Camel, Yeovil, BA22 7PR

welcome to

The Glebe, Queen Camel, Yeovil

A four bedroom detached family home, situated in the delightful village of Queen Camel and within close proximity to many local amenities & transport links. The accommodation is presented in excellent decorative order throughout and boasts a wealth of space and natural light.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor with understairs storage cupboard. Cloaks cupboard. Wooden flooring. Radiator.

Downstairs Cloakroom

Double glazed window to the rear. Suite comprising wash hand basin and WC. Inset spotlights to the ceiling. Radiator.

Study

9' 4" x 8' 7" (2.84m x 2.62m)

Double glazed window to the front. Currently set up as a study, but could also be perfect as a playroom or dining room. Wooden flooring. Radiator.

Lounge

20' 1" x 11' 1" (6.12m x 3.38m)

A lovely light room with double glazed window to the front. Feature fireplace with stone surround. Aerial point. Space for dining table and chairs. Two Radiators. Double glazed French doors to the rear, opening into:

Conservatory

12' 8" x 12' 3" (3.86m x 3.73m)

Double glazed windows to the rear and sides. Double glazed French doors to the side, opening to the garden. Wooden flooring.

Kitchen

10' 4" x 9' 2" (3.15m x 2.79m)

Double glazed window to the rear overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric double oven below. Plumbing for dishwasher and washing machine. Inset spotlights to the ceiling. Double glazed door to the side, opening to the garden.

First Floor Landing

Double glazed window to the rear overlooking the garden. Access to the loft space. Airing cupboard. Radiator.

Bedroom One

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window to the rear overlooking the garden. A range of built in wardrobes. Space for free standing furniture. Radiator.

Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m)

Double glazed window to the rear overlooking the garden. Space for free standing furniture, Radiator.

Bedroom Three

10' 1" x 8' 9" (3.07m x 2.67m)

Double glazed window to the front. Space for free standing furniture. Radiator.

Bedroom Four

8' 7" x 8' 2" (2.62m x 2.49m)

Double glazed window to the front. Space for free standing furniture. Radiator.

Shower Room

Double glazed window to the front. Suite comprising enclosed shower cubicle, wash hand basin inset to vanity unit and WC. Fully tiled. Inset spotlights to the ceiling. Towel radiator.

Garage

Up and over door to the front. Double glazed door to the side opening to the garden. Power and light.

Front Garden

Access via a tarmac driveway, leading to the garage and providing off road parking for two cars. The garden is laid to shingle with hedge borders and path leading to the front entrance. Gated side access leading to the:

Rear Garden

A fully enclosed landscaped garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. A shingle path leads to the foot of the garden with an array of decorative plant and flower beds, garden shed and greenhouse.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/YEO108323



welcome to

The Glebe, Queen Camel, Yeovil

- Village Setting
- Detached Family Home
- Four Bedrooms
- Spacious Accommodation
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£444,950



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108323



Property Ref:
YEO108323 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk