



# Knockdolian

Stear Road, West Camel, Yeovil, Somerset



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Stear Road  
West Camel  
Yeovil  
Somerset BA22 7RE



- Detached 3 Bedroom Bungalow
  - Hall
  - Sitting Room
  - Kitchen
  - Dining Room
- Parking and Garages
- Adjoins Fields to the Rear

Guide Price £450,000  
Freehold

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## THE DWELLING

A semi rural detached bungalow set on a slightly elevated position with accommodation comprising entrance hall, sitting room, kitchen and dining room, 3 bedrooms and family bathroom.

## ACCOMMODATION

A upvc double glazed door leads to the entrance porch with double doors leading through to the reception hall with cloaks cupboard and door to the double garage.

The sitting room is a good size and enjoys an outlook over the front of the property. It has timber-effect vinyl flooring, a multifuel burner with an attractive timber surround and a tiled hearth.

The dining room is spacious with uPVC glazed French doors leading to the rear garden and a door leading to the kitchen.

The kitchen is dual aspect being fully fitted with a range of units with black marble effect worktops and timber effect doors, a wine rack with fitted double oven and hob, space for a washing machine and dishwasher, and attractive tiled flooring with underfloor heating. A door leads to the utility room with space for a tumble dryer and a door to the side.

There are three good-sized bedrooms with two having built-in double wardrobes and a family bathroom with an attractive white suite with a shower fitted over the bath and a good range of built-in cupboards.







## OUTSIDE

To the front of the bungalow is a concrete driveway with a side garden being laid to easily maintained gardens and rockery. The drive continues to the front of the bungalow offering ample parking and a turning area.

There is an ATTACHED DOUBLE GARAGE and workshop with annexe potential subject to the necessary planning permissions. There is a further DETACHED GARAGE opposite.

The main gardens lie to one side and the rear and adjoin open fields with a lovely view. The gardens are mainly laid to lawn and enclosed by brick walling and lap panel fencing.



## SITUATION

The bungalow is situated on the very northern outskirts on the parish/village of West Camel, north of the A303. It has good access to the A303 providing a highway to the West and to the east, the M3, M25 and London. Main line rail stations can be found at Castle Cary and Yeovil.

The village itself has a public house, church and village hall, which is the centre for many village activities. Further local amenities such as post office stores, primary school and health centre can be found in the nearby village of Queen Camel.

Babcart village lies 3.1 miles which offers a fabulous village pub

offering excellent food, Sparkford village is also 2.6 miles away offering a further village pub, petrol station and convenience store and other amenities.

West Camel is equidistant to the north of both the historic Abbey town of Sherborne and the regional centre of Yeovil, both of which provide a comprehensive range of shopping, leisure and business amenities, as well as mainline railway stations with regular services to London/Waterloo, Bristol and the south coast.

## DIRECTIONS

What3words:

///profited.paradise.pods





From the Podimore roundabout, proceed east on the A303 and take the next exit left onto the B3151, signposted Ilchester/Yeovilton. Proceed on this road around to the right and take the exit left, signposted Babcary. Follow this road and take a turning right into the no-through road Steat Road (follow the sign for A303 Motorcycle Services), and the bungalow will be found on your left-hand side.

From West Camel village centre (The Walnut Tree) proceed westerly on Fore Street, follow this road which changes into Keep Street and Plowage Lane. At the junction turn right onto B3151. At the roundabout take the first exit over the bridge (A303 under) and then next right. Follow this road and take a turning right into the no-through road, Steat Road (follow the sign for A303 motorcycle Services) and the bungalow will be found on your left-hand side.

## SERVICES

Mains electric, drainage, water. Oil central heating via radiators with bunded oil tank.

Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://www.ofcom.org.uk>

## MATERIAL INFORMATION

Council tax Band: D

The current owners advise that "a claim for subsidence was made by the previous owner prior to 2001. It has never affected our insurance

premiums and there's been no issues since 2001. The issue was more to do with vegetation and inadequate footings for an extension of the original property which is now the kitchen".

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

## AGENTS NOTE

Please note that the roadworks are due to be completed by early 2025.



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Approximate Area = 1755 sq ft / 163 sq m (includes attached garage)

Garage 2 = 168 sq ft / 15.6 sq m

Total = 1923 sq ft / 178.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Symonds & Sampson. REF: 1221478



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14) <b>A</b>			
(15-17) <b>B</b>			
(18-20) <b>C</b>			76
(21-23) <b>D</b>			
(24-26) <b>E</b>		47	
(27-29) <b>F</b>			
(30-32) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	