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Watercombe Heights, Yeovil,

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Watercombe Heights
Yeovil
BA20 2TB

A superb four bedroom two reception room, two-bathroom detached property which is being sold for the first time since its original construction. The property, has a good size garden ,parking, a double garage and early viewing is advised.



- Superb Detached
- Spacious Throughout
- Double Garage & Parking
 - Cul De Sac Location
- Very Desirable Development
 - Rare Opportunity
- Early Viewing Advised

Guide Price **£450,000**

Freehold

[Method of Sale if NOT Private Treaty.]

Yeovil Sales
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The property, which has lovely gardens to the rear and backs onto Sampsons Wood, lies in a cul de sac and further benefits from extensive parking and a double garage.

The house which has coved ceilings, gas central heating, uPVC double glazing and extensive timber doors and flooring is arranged in more detail over two floors as follows:

A uPVC double-glazed patio door leads to the porch having floor tiling, whilst in turn a uPVC double glazed entrance door has leaded light patterned windows and leads to the reception hall. The hallway offers a staircase rising to the first floor, a cloaks cupboard and a useful cloakroom with a coloured suite.

The sitting room is a good size having a lovely central feature living coal effect gas fire with marble surround and hearth and further timber surround. There are uPVC double glazed french doors to the rear and in turn twin timber doors lead to the dining room enjoying an aspect to the gardens at the rear.

The kitchen is a good size having a pleasant open aspect to the front and has a comprehensive range of units with speckle worktops and timber doors with stainless steel door furniture. Fitted appliances include a four-ring hob unit, oven and extractor fan over and dishwasher. There is a good range of wall cupboards and a number of base units with drawers and cupboards under.

Off the kitchen lies the utility/breakfast room having a gas-fired boiler, plumbing for an automatic washing machine, a door to the side and a servicing hatch to the dining room. (when built this property style was originally called the Windsor and having valued a number of similar homes over the years we have noticed that many people have put the kitchen and utility room into one room to create a larger space.)

On the first floor is a galleried landing with a hatch to the roof space, a storage cupboard and an airing cupboard. There are four good size bedrooms with the main having an ensuite shower room with a white suite and half-tiled walls.

Also on the first floor is a family bathroom with a coloured suite and extensive wall tiling.



OUTSIDE

To the front of the property, there are two good size lawns and a drive providing parking for 4-5 vehicles, which in turn leads to the double garage. This has twin up an over doors, a personal door, light and power connected. Please note that internally the garages are separate apart from one access area.

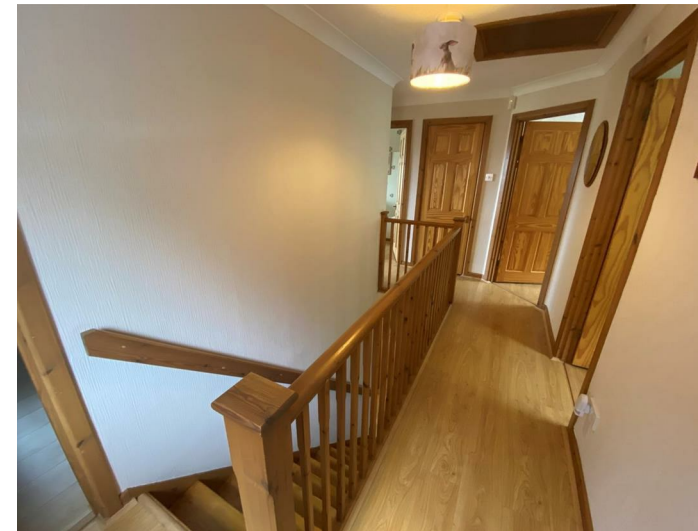
To the rear, the gardens are an absolute feature having lovely lawns, two patios, a number of ferns, an attractive pond wth rockery surround, a shed, a summerhouse with power connected, a number of fruit trees, tap and extensive deep stocked borders, all backing onto Sampons Wood. Please note our vendors have put a gate into the rear fencing for easy access to lovely dog walks or children's adventures etc. However this is not legally binding access.

SITUATION

Watercombe Heights lies approximately 1.25 mile from the town, yet nestles in a quiet location with the house enjoying one of the best sites in this small development. Local convenience shopping lies about 1/4 mile distant. Yeovil is the main town in the area with a wide range of excellent shopping, business and cultural facilities. There are four supermarkets as well as schools from primary through to secondary and a college. A mainline rail station is at Yeovil Junction with road links placed jointly on the A30 and A37. The A303 trunk road is approximately 5 miles away. The M5 Junction 25 is approximately 20 miles and the South Coast within 25 miles.



Energy Efficiency Rating		
Very energy efficient - lowest running costs	Current	Potential
101-120 kWh/m ² A		
81-100 kWh/m ² B		
61-80 kWh/m ² C		
41-60 kWh/m ² D		
21-40 kWh/m ² E		
1-20 kWh/m ² F		
0-20 kWh/m ² G		
<small>For energy efficient - lowest running costs</small> England & Wales		
<small>EU Directive 2002/91/EC</small>		



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