



10, Dorchester Road



10, Dorchester Road

, Yeovil, Somerset BA20 2RN

Town Centre 1 mile. Sherborne 6 miles. Crewkerne 8 miles.

NO ONWARD CHAIN. A wonderful four bedroom detached 1920's house with many original features set within large gardens together with extensive parking and double garage/workshop. EPC Band F.

- Edge of Town Location
- Two Reception Rooms and Kitchen
- Two Bathrooms
- Double Garage and Workshop
- Freehold
- Hallway and Cloakroom
- Four Bedrooms and Study
- Extensive Parking
- Grounds of 0.62 acres
- Council Tax Band F

Guide Price £700,000

SITUATION

10 Dorchester Road is located in an enviable position on the southern outskirts of the town, close to open countryside. The town centre is within 1 mile where an excellent range of shopping, recreational and scholastic facilities can be found. There is also a mainline railway station providing excellent links to both Exeter and London Waterloo.

DESCRIPTION

10 Dorchester Road comprises a wonderful four bedroom detached 1920's house providing accommodation over three floors and is set within mature gardens and grounds of approximately 0.62 acres. The property benefits from many original features associated with a house of its age, including parquet flooring, picture rails, cornicing and attractive stained glass windows. The property also benefits from oil fired central heating and accommodation including a spacious reception hall, cloakroom, two reception rooms and kitchen all on the ground floor. On the first floor are three bedrooms, a bathroom and separate shower room. On the second floor is an additional bedroom.

Outside the property is approached over a double gated brick paved and walled driveway with large turning circle, providing extensive parking and access to the large garage/workshop. To the rear is a wonderful south-west facing garden. In total the grounds extend to approximately 0.62 acres.



ACCOMMODATION

Double glazed entrance door leads into the lobby area with built in cloaks cupboard and double doors giving access to the entrance hall with attractive hardwood floor, staircase rising to the first floor with glass balustrade and storage cupboard beneath. Cloakroom comprising low level WC and wash hand basin. Double door give access to the Sitting room enjoying a dual aspect with views to the front, gas wood burner and hardwood flooring. Door to the utility room with personal side door to the parking area. Access to the kitchen/breakfast/dining room which is beautifully fitted with a range of white high-gloss floor and wall mounted cupboards and drawers, glass fronted display cabinet from three aspects and glazed door to the rear garden. Attractive parquet flooring and a wonderful Victorian style fireplace with open fire, tiled surround and ornate wooden mantelpiece. On the opposite side of the hallway is a spacious dining room, again with views from three aspects, parquet flooring, picture rail and a carved Minster stone fireplace with open grate. The kitchen/breakfast room is comprehensively fitted and comprises 1 1/4 bowl sink unit with mixer taps over, adjoining granite worktops and an excellent range of floor and wall mounted cupboards and drawers. Fitted Rangemaster cooker incorporating five gas burners, two ovens and a grill with stainless steel extractor hood over. Views from three aspects, tiled flooring and a delightful brick and tiled larder with automatic light. Glazed door to the rear garden and further door to side.

First floor landing with attractive stained glass window and linen cupboard. Bedroom two is most spacious with views from three aspects. Family bathroom is very well fitted and comprises; freestanding bath with shower attachment, vanity unit with inset wash hand basin and low level WC, column radiator/towel rail, views from two aspects, tiled floor and half tiled walls. Bedroom three with views from three aspects, picture rail and parquet flooring. Shower room comprising corner shower, pedestal wash hand basin, low level WC, fully tiled floor and walls and heated towel rail. Study with window to rear and staircase leading to the second floor. Door to bedroom four with sloping ceiling, Velux roof light and shelved storage cupboard.

Attic bedroom with dormer windows overlooking the rear garden, together with sloping ceilings and a range of fitted wardrobes and cupboards, together with attic storage.

OUTSIDE

The property benefits from two pairs of wrought iron gates leading onto a large brick paved driveway with central pond turning circle, providing extensive parking, along with outside lighting, double gates and personal gate to the rear garden. The adjoining double garage and workshop is approached through twin up and over doors, connected with power, light and water, together with attic storage. windows on two aspects and two doors to rear. The adjoining boiler room houses the Grant oil fired boiler. To the rear of the property is an enclosed garden, laid mainly to lawn with a variety of mature trees, along with a large paved sun terrace. Within the garden can be found the oil tank, cold water tap and lighting. To the rear of the garage is a laundry room. In total the grounds extend to approximately 0.62 acres.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

Mobile Available : EE THREE, VODAPHONE and O2 (ofcom)

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps Gigabit above 1000 Mbps (ofcom)

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office telephone 01935 475000.

DIRECTIONS

From the hospital roundabout head along Queensway passing Tesco's to the next roundabout. Take the 2nd exit onto Hendford Hill towards Dorchester and Crewkerne. At the mini-roundabout take the first exit towards Dorchester, whereupon the property will be seen after a short distance on the right hand side, clearly identified by our For Sale Board.

AGENTS NOTE - COVENANTS

For further information regarding existing restrictive covenants, please discuss with the agent.

FLOOD RISK STATUS - none



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		31	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1964 sq ft / 182.4 sq m
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Garage = 475 sq ft / 44.1 sq m
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 2499 sq ft / 232 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1074660