



264, Mudford Road



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, Yeovil, Somerset BA21 4NZ

Town Centre 1 mile. Train Station 1.5 miles. Sherborne 6 miles.
Taunton/M5 junction 26.5 miles. Lyme Regis and the Jurassic

An executive detached four bedroom, three reception room family home, constructed in 2016 of brick elevations. The house is finished to a high specification and is offered in excellent decorative order. Benefitting from double garage, ample off road parking and far reaching countryside views. EPC Band B.

- Contemporary Fitted Kitchen/Breakfast/Dining
- Spacious Family Room with Wood Burner Room
- Family Room with Bi-fold doors to the Garden Veranda
- Utility and Cloakroom
- Four Bedrooms
- En Suite Shower room and Family Bathroom
- Electric car charging port
- Double Garage, Parking and Garden
- Freehold
- Council Tax Band E

Guide Price £575,000

SITUATION

The property enjoys a prominent position on Mudford Road benefitting from far reaching, front aspect country views from the upper floor of the property. There is a small convenience store close by, along with Milford Junior School being just a short distance. The town centre is only approximately 1 mile of the town centre, where an excellent range of shopping, recreational and scholastic facilities can be found, including a Waitrose supermarket and several antique shops. The mainline railway station to Exeter and London Waterloo is within 1.5 miles. Sherborne 6 miles. Taunton/M5 junction 26.5 miles. Lyme Regis and the Jurassic Coast 27 miles.

DESCRIPTION

264 Mudford Road comprises a substantial four bedroom detached family home constructed in 2016 of brick elevations under a tiled roof with solar panels. The accommodation is beautifully designed to provide contemporary living with modern facilities and spacious rooms to both the ground and first floors. The property also benefits from gas fired central heating with under floor heating in the family room. The accommodation including a spacious reception hall, cloakroom, three reception rooms and utility room, all on the ground floor. On the first floor are four bedrooms, bathroom and en suite shower room.

Outside the property is accessed over a brick paved providing ample parking and turning, a further gravelled parking area, along with access to the large detached double garage, workshop and secondary laundry room. To the front are wonderful countryside views, together with a south facing rear garden.



ACCOMMODATION

Double glazed entrance door to porch with cloak cupboard, double doors leading into the entrance hall with hardwood flooring, staircas rising to the first floor landing with glass balustrade and under stairs store cupboard, side aspect window. Cloakroom room with low level WC and wash hand basin. Double doors leading into the Sitting room with dual aspect windows, hardwood flooring, gas wood burner. Utility room with single drainer sink, space for appliances, personal door to the side parking area. Access to the contemporary fitted white high-gloss kitchen/breakfast/dining room comprising; range of floor and wall mounted cupboards and drawers, glass fronted display cupboard, island unit/breakfast bar, wooden worktops, range of integrate appliances including range cooker and Quooker tap, white porcelain floor tiles and two pairs of french doors to the large family room. This room is light and airy with two Velux roof lights and two sets of bi-fold doors leading to the outside veranda.

On the first floor can be found the dual aspect Master Bedroom enjoying panoramic countryside views to Glastonbury Tor. Door to the en suite shower room comprising, walk-in shower cubicle, low level WC, wash hand basing and side aspect window. Bedroom two with rear aspect window and built in double wardrobe. Bedroom three also with a rear aspect window and built in double wardrobe. Bedroom four with side aspect window. The family bathroom has a luxurious feel with a claw foot roll top bath with central taps and shower attachment, corner shower cubicle, low level WV, wash hand basin with built in vanity cupboard, part tiled walls and fully tiled floor.

OUTSIDE

The property is accessed initially from a short shared driveway leading to the block paved driveway of the property which is bounded by Laurel hedging. Double gates open to provide ample driveway parking, leading to the detached double garage benefitting from a roller electric door, personal door and power and light.

The rear garden is fenced giving much privacy with more gravelled parking, artificial lawn area with garden veranda, paved patio, raised flower and shrub borders. A further outbuilding provides a second laundry room with plumbing for a washing machine, sink and door accessing a separate cloakroom. Workshop accessed from the covered area.

SERVICES

All mains services are connected. Gas fired central heating and under floor heating. Solar Panels

Broadband Available: ADSL under 24 Mbps Ultrafast 1000 Mbps (ofcom)
Mobile Available Via : EE, Vodafone, O2 and Three (ofcom)

VIEWINGS

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

DIRECTIONS

From the Yeovil Hospital roundabout continue to the College roundabout. Take the 3rd exit onto Mudford Road and continue along this road, passing the college and the Co-op store on the right hand side. The property will be found on the right hand side, clearly identified by our For Sale board.

FLOOD RISK STATUS - None

There is no flood risk for this property.



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		87	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4/6 Park Road, Yeovil,
Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000

Approximate Gross Internal Area = 182.8 sq m / 1968 sq ft
 Garage = 30.6 sq m / 330 sq ft
 Outbuilding = 14.5 sq m / 157 sq ft
 Total = 227.9 sq m / 2455 sq ft

Ground Floor First Floor (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1058209)