



153, Monks Dale



**STAGS**



# 153, Monks Dale

, Yeovil, Somerset BA21 3JG

Town Centre 1.6 miles. A303 5.1 miles. Crewkerne 9.7 miles.  
Sherborne 7.1 miles.

A private and tucked away Modern Detached Bungalow with unusual 'butterfly' design roof, 3 Bedrooms, Award Winning Gardens, Garage & Parking. EPC Band D

- Modern Kitchen with integral oven, hob, extractor & fridge freezer
- Garden Room
- Family Bathroom
- Parking & Single Detached Garage
- Council Tax Band C
- Generous 'L Shaped' Living/Dining Room
- 3 Bedrooms
- Recently replaced gas fired boiler
- Well Maintained Award Winning Gardens
- Freehold

Guide Price £295,000

## SITUATION

Monks Dale is in a quiet and convenient location North of Preston Road with easy access to the bus stops and within walking distance of local amenities. The bungalow is tucked away behind a hedge and the gardens surrounding the property are private and beautifully maintained.

## DESCRIPTION

153 Monks is one of a handful of Detached Bungalows with this unusual design of roof, built of brick elevations under a tiled roof the property has been well maintained. There is UPVC double glazing throughout and a recently replaced gas fired boiler providing the central heating and hot water. The gardens are a particular feature and won Gold & Silver Awards from both Yeovil Town and Somerset Councils in 2023.





**ACCOMMODATION**

The front door is accessed at the side of the property via a shared paved courtyard. To the side of the front door are shrub borders and a climbing rose rambles above the front door. Inside an inner lobby leads to the kitchen with modern wall, floor and pantry units with working surfaces, sink and drainer. Integrated Dishwasher, Fridge Freezer, Hotpoint single oven, hob and extractor over. Plumbing and space for washing machine and tumble dryer. Worcester wall mounted gas fired boiler. A door from the lobby leads into the spacious 'L'-shaped Living/Dining Room which is a generous room with partly vaulted ceiling and plenty of space for a dining room table, chairs and living room furniture. Feature wall mounted electric fire, display unit with cupboard below and further large built-in cupboard. Glazed door to outside and access to the Garden Room with tiled floor and access to outside. Door to inner hall with storage cupboard and access to bedrooms and bathroom. There are 2 double bedrooms, one dual aspect with built-in wardrobes and a further single bedroom currently set up as a study. The family bathroom is a good size with bath, wash hand basin, WC and large enclosed shower cubicle, tiled surrounds and towel rail.

**OUTSIDE**

The property has garden on 3 sides and is fully enclosed by hedging, fencing and has gates for access. There is a private patio, a real sun trap surrounded by attractive drystone walling with steps up to raised flower borders and a lawned area with garden seating. To the side is a productive fruit garden with apples, pears, gooseberries, raspberries, blueberries and strawberries. The parking space is accessed via a wrought iron gate to the side of the garage and is enclosed with trellis and has a productive grape vine growing through it. There is a large paved patio on the West side of the property leading to the garden room. This patio is enclosed by picket fencing with attractive climbing plants growing through and providing a colourful screen. A useful store shed is attached to the single detached garage with up and over door, power and light and further double doors to the garden. There is access via a further wrought iron gate to the front of the property and steps down to a small area of garden which could provide useful storage but currently has potted fruit trees.

**VIEWINGS**

Strictly by appointment with the Vendors selling agent, Stags Yeovil Office. Telephone 01935 475000.

**SERVICES**

All mains services connected. Recently replaced gas fired boiler (less than 12 months).  
Broadband Available: Standard under 24 Mbps Superfast 80 Mbps Ultrafast 1139 Mbps Information from Ofcom  
Mobile Available : Vodafone, O2, Three and EE (Limited) information from Ofcom

**DIRECTIONS**

From the hospital roundabout head North towards Ilchester and at the college roundabout take the first exit left onto Preston Road. Continue to the traffic lights and turn right into Larkhill Road and take the first left into Monks Dale. Follow the road, passing the park on the righthand side and around the corner where 153 can be found on the left hand side. You can park on the road just above the property which will be identified by our For Sale Board and walk down to the right hand side down the slope to the front door.

**FLOOD RISK STATUS**

Very Low Risk





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.

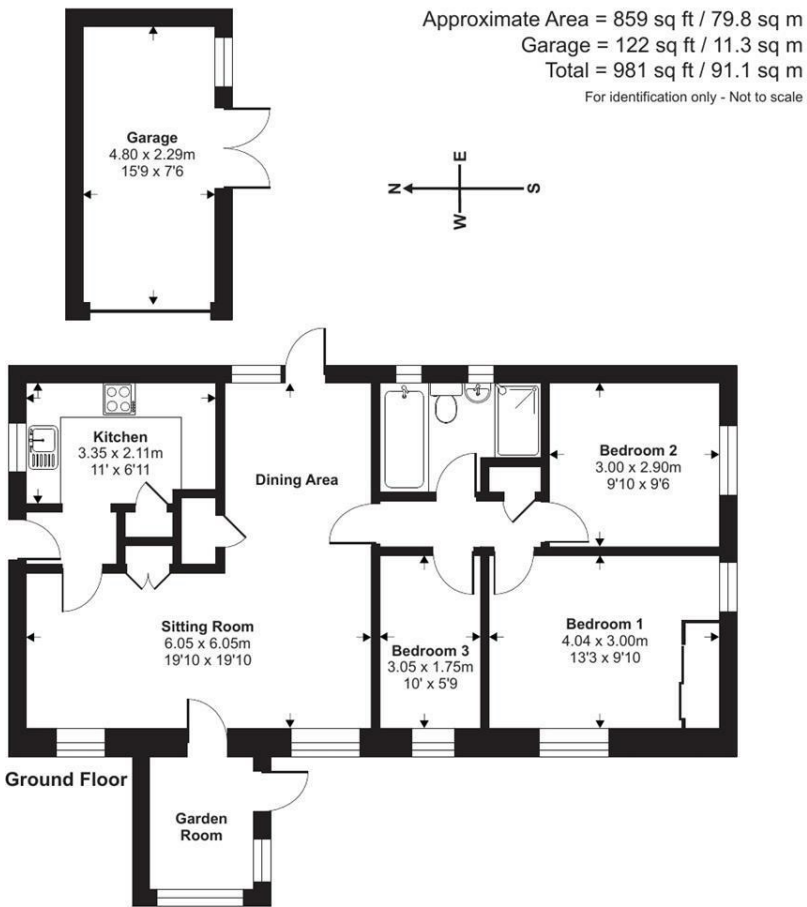


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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