



76, Marsh Lane



**STAGS**



# 76, Marsh Lane

, Yeovil, Somerset BA21 3BY

College and Hospital 1/2 a mile. Town centre 3/4 of a mile.

A well appointed and versatile three/four bedroom detached chalet bungalow, suitable for disabled living with extensive parking, garage, studio/annexe and gardens. EPC Band D

- Two reception rooms
- Utility and bathroom
- Spacious ground floor bathroom (suitable for disabled use)
- Extensive parking, garage and enclosed gardens
- Council Tax Band F
- Superb kitchen/dining room
- Open plan bedroom/sitting room
- Three first floor bedrooms and shower room
- Studio/annexe
- Freehold

Guide Price £525,000

## SITUATION

The property is located in a popular residential area set back from the road and within walking distance of the Tesco Express store. The College and Hospital are within approximately ½ a mile and the town centre a further ¼ of a mile, with an excellent range of shopping, recreational and scholastic facilities.

## DESCRIPTION

This well-appointed and deceptively spacious chalet bungalow has been extended over the years and provides versatile accommodation and is suitable for disabled living. It offers gas-fired central heating and double-glazed windows and doors throughout. Within the heart of the house is a beautiful fully integrated kitchen with an adjoining dining room, which leads out into a private courtyard beyond which is the detached annexe/studio (former indoor swimming pool). The property also enjoys extensive off road parking, a garage and enclosed gardens.





## ACCOMMODATION

Large uPVC door leading into the hallway with stairs rising to the first floor. Sitting room (with H System ceiling track) two large bay windows to the rear, feature fireplace with inset electric fire and glazed door to the kitchen/dining room, which is a wonderful family space with glazed French doors to the garden, a superb fully integrated kitchen with Neff appliances including; two self-cleaning ovens with slide door, 5 burner gas hob with stainless steel extractor together with integrated fridge, freezer and dishwasher. Three Velux skylights. Utility with sink unit, worktops and space for washing machine and tumble dryer. Glazed door to rear and door to garage. Snug with window to front. The bathroom is comprised of a panelled bath, shower cubicle, vanity unit, low-level WC, fully tiled walls, heated towel rail, and boiler/linen cupboard. Open plan bedroom/sitting room with two bay windows to front, H System ceiling track, door to the entrance porch and double doors to the disabled bathroom comprising a space for a disabled bath, wash hand basin, H track and fully tiled walls.

Landing with three Velux roof lights and a range of eaves storage cupboards and display shelf. Bedroom one with window to side, two Velux windows and fitted wardrobe. Door to the Jack and Jill shower room comprising shower cubicle, vanity unit and low-level WC, Velux window, fully tiled walls and heated towel rail. Bedroom two with window to side and fitted wardrobes. Bedroom three with Velux roof light.

## OUTSIDE

The property is approached over a driveway providing parking and turning for approximately 6-7 vehicles and access to the garage, approached through an up and over door and is connected with power and light along with a door to the utility room. A pathway leads around to the rear paved sun terrace, with raised borders and above ground pond. A detached studio/annexe (former indoor pool) is a great space for home working or annexe with its own gas fired boiler and wet room. Covered area to side and to the rear is an enclosed garden mainly laid to lawn with kitchen garden and raised beds, greenhouse, cold water tap and garden shed. There is also a selection of fruit trees.

## SERVICES

All mains services are connected.

Gas fired central heating.

Broadband availability: Standard, Superfast and Ultrafast (information via Ofcom)

Mobile Availability: EE, Three, O2 and Vodafone (information via Ofcom)

Flood risk - very low (environment agency)

## VIEWINGS

Strictly by appointment via the vendors selling agents, Stags Yeovil office.

Telephone 01935 475000

## DIRECTIONS


From the hospital roundabout head north taking the A37 towards Ilchester, passing Yeovil College, taking the third right-hand turn signed Yeovil Athletics Arena, then first right into Marsh Lane. The property will be found towards the far end on the right-hand side, clearly identified by our For Sale board.





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>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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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