



15, Thatcham Court



**STAGS**



# 15, Thatcham Court

, Yeovil, Somerset BA21 3DT

Town centre 1.25 miles. Sherborne 6 miles. A303 5 miles.

A two bedroom end of terrace house tucked away in a popular residential area with two off road parking spaces. EPC Band C

- Good investment opportunity
- Gas fired central heating
- Sitting room
- Two double bedrooms and bathroom
- Freehold
- Modern end of terrace house
- Double glazed windows and doors
- Kitchen/dining room
- Two parking spaces and enclosed rear garden
- Council Tax Band B

Offers In Excess Of £182,500

## SITUATION

15 Thatcham Court is tucked away in a cul-de-sac position within this residential area, which lies within approximately 1 1/4 miles from the town centre, where an excellent range of shopping, recreational and scholastic facilities can be found. There is also a mainline rail link to Exeter and London Waterloo.

## DESCRIPTION

This two bedroom end of terrace house is constructed principally of brick exterior elevations and is contained beneath a tiled roof. It benefits from gas fired central heating, together with uPVC double glazed windows and doors throughout. It would make an excellent first or second time buyers property and would also be of interest to investors as a buy to let. There is a good size sitting room, together with a well fitted kitchen/dining room all on the ground floor and on the first floor are two double bedrooms and a bathroom. Outside there is designated off road parking for two cars and an enclosed garden to the rear of the property.





## ACCOMMODATION

UPVC door to entrance porch with coat-hooks and glazed door to the sitting room with an open tread staircase to the first floor. UPVC window to front and door leading into the kitchen/dining room, comprising; 1 1/4 bowl single drainer sink unit with mixer tap over, adjoining worktops with a range of floor and wall mounted cupboards and drawers, built in Lamona electric oven and grill, together with ceramic hob with stainless steel hood over. Space and plumbing for washing machine, Worcester gas fired boiler and uPVC door to rear garden.

First floor landing with linen cupboard and trap access to the roof void. Bedroom one with uPVC window to rear. Bathroom comprising; bath with Mira shower over, pedestal wash hand basin and low level wc, heated towel rail and tiling to two walls. Bedroom two with two windows to front and built in wardrobe situated over the stairwell.

## OUTSIDE

To the front of the property can be found two designated parking spaces and a small garden area with bushes. To the side of the property is a wooden gate opening onto a pathway with cold water tap. The rear garden is fully fenced with a good size patio area with steps leading up to a gravelled garden with a selection of plants and shrubs. This is low maintenance but with plenty of room for outdoor entertaining.

## SERVICES

All mains services are connected.

Gas fired central heating

Broadband availability : Standard, Superfast and Ultrafast (ofcom)

Mobile availability : EE, Three, O2 and Vodafone (ofcom)

Flood Risk : Very low (environment agency)

## VIEWINGS

Strictly by appointment through the vendors selling agent, Stags Yeovil office. Telephone 01935 475000.

## DIRECTIONS

From the hospital roundabout head north to the college roundabout and take the second exit onto Ilchester Road, signposted A37. After a short distance, immediately after the traffic lights, turn left into Stiby Road and at the mini-roundabout by the Co-Op food hall turn right into Coronation Avenue then right into Thatcham Park. At the T-junction turn left then first right into Thatcham Court whereupon no15 will be seen in the far left hand corner clearly identified by our For Sale board.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.





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		
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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		

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