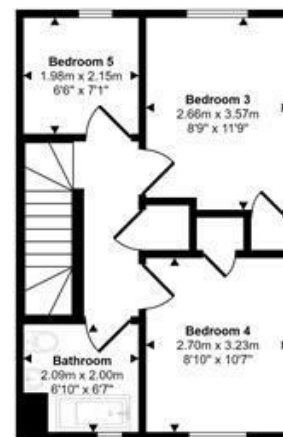




Ground Floor
Approx 37 sq m / 400 sq ft



First Floor
Approx 40 sq m / 426 sq ft



Second Floor
Approx 37 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	81	
(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	



Summer House Terrace Yeovil

Asking Price
£275,000

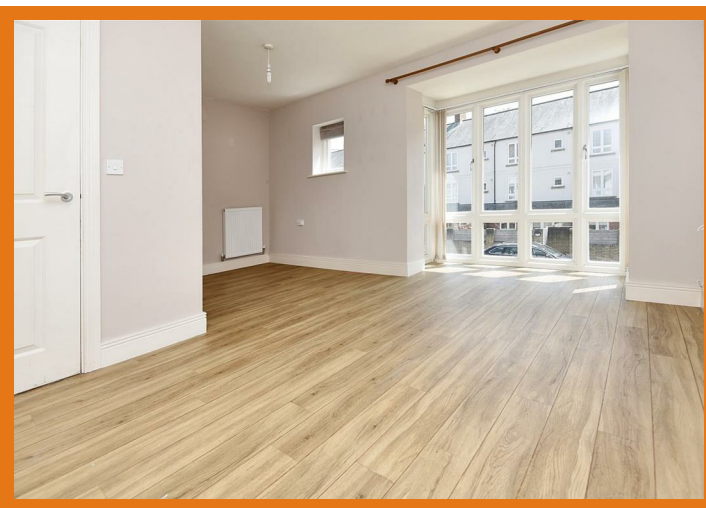
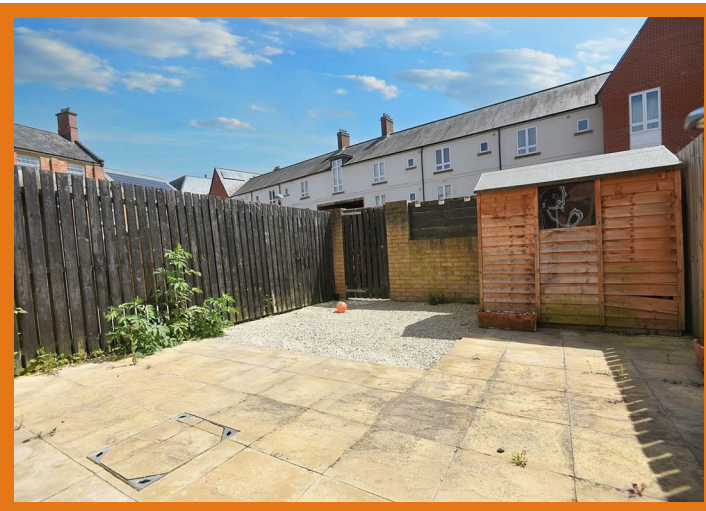
If you are looking for a spacious home with flexible accommodation and all the hustle and bustle of life in a busy town, then this one is definitely for you. The property offers flexible accommodation, arranged over three floors with four/five generously sized bedrooms and one/two good sized reception rooms and is just a stone's throw away from the entertainment venues of the town as well as shops, and restaurants. Yeovil is a vibrant Somerset town with all the amenities expected of a large town and all are easily accessible from the property. There is a train station, which serves Bristol to Weymouth with a further train station about a five minute drive that serves London, Waterloo and Exeter St. David's. The town is ideally located within easy reach of some excellent communication links, including the A30 and A303.

This lovely townhouse, built in 2011, boasts a generous 1,229 sq ft (114 sq. m) of living space, perfect for a growing family or those who love to entertain. Flooded with natural light from the three quarter height windows, the property benefits from a warm and inviting atmosphere and the first floor bay window not only adds character but also offers a partial view of the hill to the rear, providing a delightful backdrop.

This contemporary home allows you the option of creating your own home with your personal touches as the rooms are easy to tailor to your own needs. The ground floor reception room makes a great sitting/dining room or a family/dining room with a first floor sitting room in place of bedroom two. The choice is yours! There would still be four good sized bedrooms as well as the family bathroom and en-suite shower room for all to enjoy.

Vital in a town location, there is an allocated parking space and the easy to maintain garden is perfect for relaxing after a busy week, leaving you to enjoy your weekend and sample the entertainment or a shopping trip.

A viewing is needed to appreciate all that this home has to offer.



**The Property
Accommodation**

Inside

Ground Floor
The property is approached from the pavement via a metal gate onto a path that leads to the front door. The rest of the frontage is laid to stone chippings - ideal for pot plant display - and enclosed by metal railings. The front door has inset glass panes and transom window above, which allows plenty of light into the inviting entrance hall. From the hall there are stairs rising to the first floor and doors to the cloakroom, kitchen/breakfast room and to the sitting/dining room. This room offers flexible usage with plenty of room for dining table and chairs, settees and children's toys. There is a window to the rear and double doors that open out to the rear courtyard. The kitchen overlooks the road to the front and has the wall mounted gas boiler. It is fitted with a range of modern units consisting of floor cupboards, separate drawer unit and eye level cupboards. There is a good amount of work surfaces with a tiled splash back and one and half bowl stainless steel sink and drainer with a swan neck mixer tap. There is space and plumbing for a washing machine, built in electric oven and gas hob with an extractor hood above plus an integrated fridge/freezer. There is wood effect flooring throughout the ground floor, including the cloakroom.

First Floor

Stair rise to a galleried landing which has stairs to the second floor and doors to both bedrooms. The main bedroom has an outlook to the front, built in wardrobe and benefits from an en-suite shower room with wood effect flooring to both rooms. There is further spacious room that offers flexible usage - either as another double bedroom or a first floor sitting room. There is a large bay window to the rear, which has a partial view of the hill and the floor is laid to wood effect flooring.

Second Floor

There is access from the galleried landing to the bathroom, three bedrooms and the airing cupboard, which houses the hot water cylinder and central heating programmer. The bathroom is fitted with a modern suite consisting of low level WC with dual flush facility and concealed cistern, wash hand basin and bath with corner mono tap and main shower over. There are two double bedrooms - one with outlook to the front and the other with a partial view of the hill to the rear plus a single bedroom that could be used as a study. All the rooms have wood effect flooring.

Outside

Garden and Parking

To the rear of the house there is a courtyard style garden laid to paving stone and stone chippings. There is also a timber shed and an outside water tap. A timber gate opens to the

parking space. Due to the nature of the outside space, the property would also make a great investment for the rental market.

Useful Information

- Energy Efficiency Rating B
- Council Tax Band D
- Double Glazing Throughout
- Gas Fired Central Heating
- Mains Drainage
- Freehold
- No Onward Chain
- The property benefits from partial solar power
- Development Maintenance Charge of about £132 every 6 months
- The property is an excellent investment for the buy to let market and has been successfully rented out previously.

Directions

From Sherborne A30
Leave Sherborne on the A30 heading to Yeovil. At the Babylon Hill roundabout take the second exit heading into the town. At the traffic lights proceed towards the town in the left hand lane. At Aldi's bear left, then left again. Turn left. The property will be found on the left hand side, just after the traffic lights and opposite the car park. Postcode BA20 1NL

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.