

YARN MEWS, BUNFORD HEIGHTS, YEOVIL, BA20 2GE



A well proportioned and well presented four bedroom, three reception room detached ex-show home set in this convenient location. The home benefits from gas central heating, double glazing, cloakroom, utility room, modern kitchen, two en-suite bedrooms, nice enclosed landscaped rear garden, double garage (former marketing suite, ideal for working from home, subject to planning) with the added benefit of an extra store, kitchenette & WC and off road parking. Also the added benefit of No Onward Chain.

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ACCOMMODATION

Frosted double glazed front door to:

Reception Hall

Radiator. Telephone point. Laminate flooring. Built in understairs cupboard, double phone point.. Understairs recess. Stairs to landing. Doors to cloakroom, lounge, dining room, study and kitchen.

Cloakroom

Comprising low flush WC. Wall mounted washbasin. Radiator. Laminate flooring. Frosted Upvc double glazed window with front aspect.



Bedroom Two 4.18m (13'9") x 3.51m (11'6")

Radiator. Upvc double glazed window with front aspect. Door to ensuite.



En-suite 3.51m (11'6") x 1.43m (4'8")

White suite comprising double width shower cubicle with wall mounted shower, over sized head and tiled surround. Wall mounted washbasin. Low flush Wc. Heated towel rail. Tiled floor. Shaver point. Extractor fan. Inset ceiling spotlights. Frosted Upvc double glazed window with rear aspect.

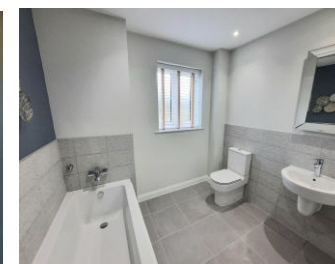
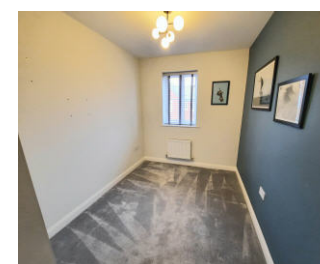


Bedroom Three 4.32m (14'2") x 3.16m (10'4")

Radiator. Two Upvc double glazed window with front and side aspects.

Bedroom Four 3.51m (11'6") x 2.46m (8'1")

Radiator. Upvc double glazed with side aspect.



Family Bathroom 2.51m (8'3") x 2.34m (7'8")

White suite comprising bath with mixer tap and tiled surround. Low flush Wc. Wall mounted washbasin. Heated towel rail. Extractor fan. Tiled floor. Inset ceiling spotlights. Frosted Upvc double glazed window with front aspect.

Lounge 5.71m (18'9") x 3.50m (11'6")

Radiator. Multi Tv points. Double Phone point. Upvc double glazed window with front aspect. Upvc double glazed, double opening doors to the rear garden.

**Dining Room 3.47m (11'5") x 3.15m (10'4")**

Radiator. Two Upvc double glazed windows with front and side aspects.

Study 3.46m (11'4") x 2.49m (8'2")

Radiator. Double Phone point. Upvc double glazed window with side aspect.

Kitchen 5.93m (19'5") x 3.79m (12'5")

Modern well fitted kitchen comprising inset 1½ bowl sink unit with mixer tap, worksurfaces with a good range of cupboards and drawers below. Built in oven and hob with extractor over. Integrated dishwasher. Integrated fridge/freezer. Wall mounted cupboards. Space for table and chairs. Radiator. Inset ceiling spotlights. Laminate flooring. TV point. Extractor fan. Two Upvc double glazed windows with side aspect. Upvc double glazed double opening doors to the rear garden. Upvc double glazed door to the rear garden. Door to utility.

Utility Room 2.39m (7'10") x 1.59m (5'3")

Comprising inset stainless steel sink unit with mixer tap. Worksurface with cupboards and drawers below. Integrated washing machine. Wall mounted cupboard housing boiler. Inset ceiling spotlights. Radiator. Laminate flooring. Extractor fan.

Stairs up to half landing. Upvc double glazed window with rear aspect. Two built in storage cupboards. Hatch to loft space. Radiator. Doors to all bedrooms and family bathroom.

Bedroom One 5.37m (17'7") x 3.80m (12'6")

Lovely light and airy main bedroom. Three built in double fronted wardrobes. Two radiators. TV point. Four Upvc double glazed windows with side and rear aspects. Door to ensuite.

En-suite 2.37m (7'9") x 1.38m (4'6")

White suite comprising double width shower cubicle with wall mounted shower, over sized head and tiled surround. Wall mounted washbasin. Low flush Wc. Heated towel rail. Tiled floor. Shaver point. Extractor fan. Inset ceiling spotlights. Frosted Upvc double glazed window with side aspect.

Outside

The rear garden is landscaped and comprises a paved patio area, outside tap and outside light. Slate chippings and lawn area. Well stocked with natural shrubs and plants. Raised wooden flowerbeds. Decked area with wooden pergola above. Two wooden decorative circular arches. Garden is bounded by walling and fencing. Timber gate provides rear access for drive. Upvc double glazed door provides side access to the double garage.

**Double Garage 6.25m (20'6") x 6.10m (20')**

Former marketing suite for the sales office, provides an ideal opportunity for working from home, subject to planning. Two up and over doors. Inset ceiling spotlights. Boarded ceiling. Fitted cupboards, including fridge. Telephone point. Two wall mounted electric heater. Laminate flooring. Hatch to roof space. Burglar alarm. Internal door from the garage to front store room/kitchenette.

Store Room/Kitchenette 5.44m (17'10") x 1.64m (5'5")

Laminate flooring. Inset ceiling spotlights. Inset stainless steel, single drainer, 1½ bowl sink unit with mixer tap. Worksurfaces with cupboards and drawers below. Fire door to outside.

Cloakroom

Comprising low flush Wc. Pedestal washbasin.

The drive is paved and provides off road parking for multiple vehicles. Outside light. Enclosed paved path from the drive to the front of the house. Bounded by iron railings. Iron gate provides access.

The front has two bedded areas to either side of the front door, well stocked with shrubs & plants. Paved path to the front door, entrance canopy above. The area is bounded by Iron railings, Iron gate provides access.

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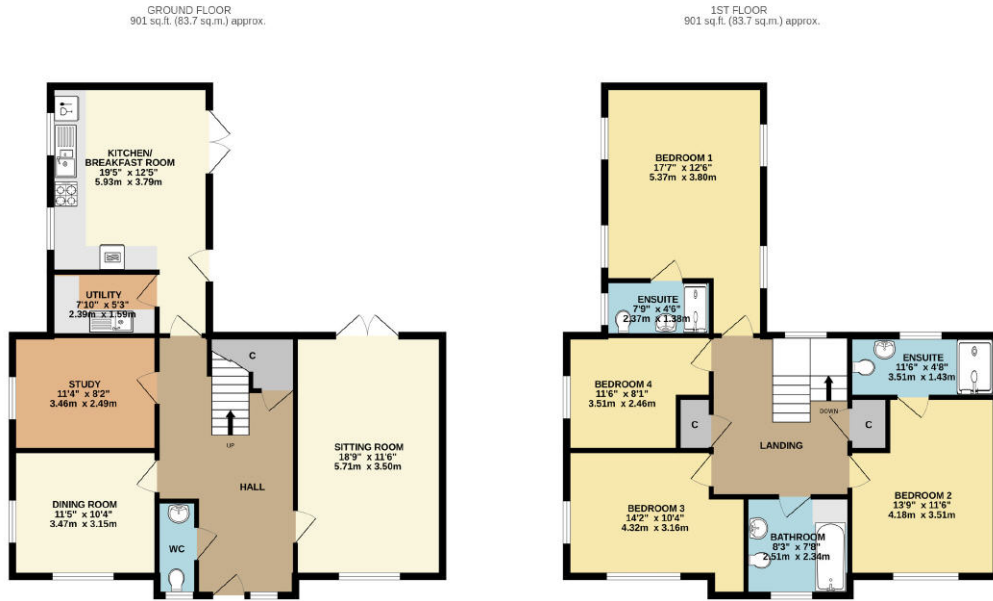
Material Information

EPC Rating = B

Council Tax Banding = F

There is an annual charge for site gardening, grass cutting, road cleaning etc. Approx £300 pa. This was last paid in December 2022.

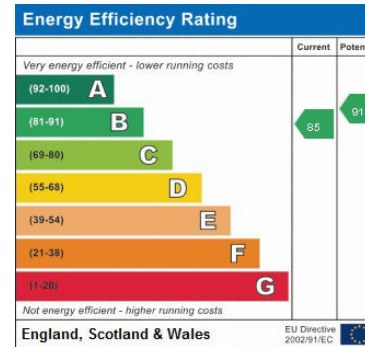
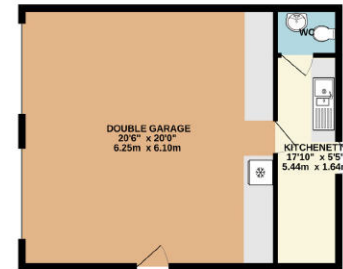
Developers warranty expires 30 June 2024. NHBC warranty expires 30 June 2024.



TOTAL FLOOR AREA : 2309 sq.ft. (214.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photographs / Floor Plans

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