



Meadow View, Stoford, Yeovil, BA22 9UL

Guide Price £357,500  
FREEHOLD

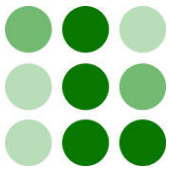
A well proportioned and very well presented three bedroom detached family home set in this sought after village location, which also benefits from a potential self contained one bedroom annexe. The home benefits from oil central heating, UPVC double glazing, conservatory, modern kitchen, modern four piece bathroom suite, enclosed rear garden, garage and off road parking. The annexe comprises lounge, conservatory, modern kitchen & shower room and a double bedroom.

 **LACEYS**  
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## 9 Meadow View, Stoford, Yeovil, BA22 9UL



- A Well Proportioned Three Bedroom Detached Family Home
- Potential Self Contained One Bedroom Annexe
- Popular Village Location
- Oil Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Garage & Off Road Parking
- Two Conservatories
- Four Piece Main Bathroom

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

## ACCOMMODATION

The **ACCOMMODATION** comprises:

Frosted UPVC double glazed front door to.

### Entrance Hall

Phone point. Radiator. Understairs recess, Dado rail. Stairs to the landing. Glazed door to kitchen.

### Kitchen 4.80m (15'9") x 2.56m (8'5")

Well fitted kitchen comprising inset single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with a good range of cupboards & drawers below. Built in oven & hob, extractor above. Recesses for washing machine & dishwasher plumbing in place for both. Space for upright fridge/freezer. Wall mounted cupboards. Vinyl flooring. Coved ceiling. UPVC double glazed window, rear aspect. Frosted double glazed door to the conservatory. Door to the lounge.

### Lounge 6.45m (21'2") x 3.33m (10'11")

Radiator. TV point. Coved ceiling. UPVC double glazed window, front aspect. UPVC double glazed sliding patio doors to the conservatory.

### Conservatory 4.76m (15'7") x 2.36m (7'9")

Tiled floor. UPVC double glazed double doors to the rear garden. UPVC double glazed double doors to the Annexe Lounge.

### Landing

Built in airing cupboard. Dado rail. Radiator. Hatch to loft space. UPVC double glazed window, front aspect. Doors to all bedrooms & the main bathroom.

### Bedroom One 3.33m (10'11") x 3.18m (10'5")

Built in wardrobes. Radiator. Coved ceiling. UPVC double glazed window, rear aspect.

### Bedroom Two 3.33m (10'11") x 3.18m (10'5")

Built in wardrobes, Radiator. Coved ceiling. UPVC double glazed window, front aspect.

### Bedroom Three 3.22m (10'7") x 2.74m (9')

Radiator. Coved ceiling. Built in recess. UPVC double glazed window, front aspect.

### Bathroom 2.69m (8'10") x 2.56m (8'5")

Four piece white suite comprising double width walk in shower cubicle with wall mounted shower, over sized head, tiled surround. Bath with mixer tap & tiled surround. Low flush WC. Pedestal wash basin. Radiator. Vinyl flooring. Frosted UPVC double glazed window, rear aspect.

### Annexe Lounge 3.49m (11'5") x 3.42m (11'3")

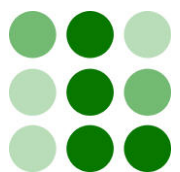
Radiator. TV point. UPVC double glazed window, rear aspect. Doors to kitchen & bedroom.

### Annexe Kitchen 2.52m (8'3") x 1.81m (5'11")

Modern well fitted kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround, rolltop worksurface with cupboards & drawers below. Built in fridge & freezer. Wall mounted cupboards. Radiator. Vinyl flooring. UPVC double glazed window, side aspect. Frosted UPVC double glazed door to the rear garden. Door to shower room.

### Annexe Shower Room 1.83m (6') x 1.81m (5'11")

White suite comprising corner shower cubicle with wall mounted shower, tiled surround. Low flush WC. Pedestal wash basin. Radiator. Shaver point. Vinyl flooring. Frosted UPVC double glazed window, side aspect.





**Annexe Bedroom 3.42m (11'3") x 3.10m (10'2")**

Radiator. Built in wardrobe. UPVC double glazed door to the conservatory.

**Annexe Conservatory 3.15m (10'4") x 2.38m (7'10")**

UPVC double glazed. Vinyl flooring. Front Aspect.

**Outside**

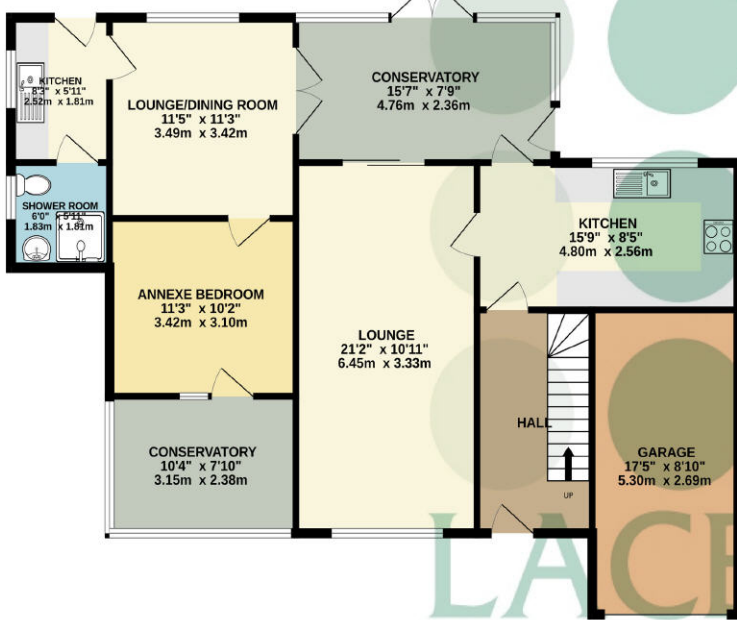
The rear garden comprises two paved patio areas. Lawn area with gravelled borders. Outside tap. Outside lights. The garden is enclosed by fencing. Timber gate provides side access from the front of the home.

The front garden is lawn, mature plants & shrubs in situ, slate chippings. Tarmac drive leads provides off road parking for multiple vehicles & leads to the **Garage 5.30m (17'5") x 2.69m (8'10")** - Up & over door. Outside lights. Gate provides access to the side of the house where the oil tank is situated.

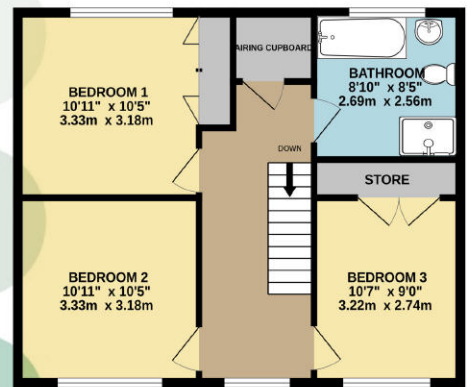
**Material Information**

Freehold. Council Tax Band - E. EPC Rating - D.

GROUND FLOOR



1ST FLOOR

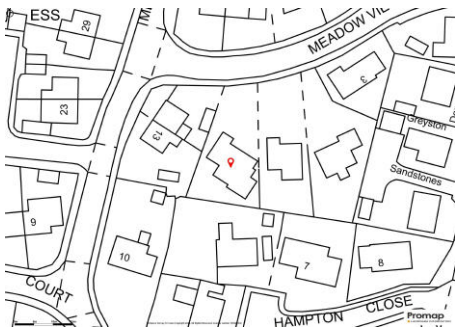


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1789sq.ft. (166.2 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. Made with Metropix ©2023



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