

HARDINGTON MOOR, YEOVIL, BA22 9NL



A well proportioned five bedroom, two reception room detached chalet style bungalow set in this lovely rural position with a delightful front aspect. The bungalow also benefits from oil central heating, double glazing, conservatory, lovely enclosed rear garden which enjoys good privacy, garage and off road parking for multiple vehicles. Also the added benefit for buyers of No Onward Chain which will also appeal.

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www.primelocation.com
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Guide Price £495,000 FREEHOLD



ACCOMMODATION

UPVC double glazed front door to.

Entrance Porch

Tiled floor. UPVC double glazed window, front aspect. Frosted UPVC double glazed door to the reception hall.

Conservatory 5.69m (18'8") x 2.39m (7'10")

TV point. Tiled floor. Wall mounted heater. UPVC double glazed windows. UPVC double glazed door to the rear garden.



Bedroom One 3.61m (11'10") x 3.32m (10'11")

Three sets of built in double fronted wardrobes. Radiator. UPVC double glazed window, front aspect with outlook.

Bedroom Two 3.68m (12'1") x 2.74m (9')

Built in double fronted wardrobe. Radiator. UPVC double glazed window, rear aspect.

Bedroom Three 2.91m (9'7") x 2.63m (8'8")

Radiator. Coved ceiling. UPVC double glazed window, front aspect with outlook.

Reception Hall

Phone point. Radiator. Built in double fronted storage cupboard. Further built in cupboard. Stairs up to the landing/study. Doors to lounge, kitchen, three ground floor bedrooms, wet room and the separate WC.

Lounge 5.19m (17') x 3.59m (11'9")

Built in open fireplace. Two radiators. TV point. Coved ceiling. Two UPVC double glazed windows, front & side aspects, lovely outlook to the front aspect. Door to dining room.

Dining Room 3.57m (11'9") x 2.42m (7'11")

Radiator. Coved ceiling. UPVC double glazed window, side aspect. Door to the kitchen. Double glazed sliding patio door to the conservatory.



Kitchen 3.30m (10'10") x 3.07m (10'1")

Comprising inset stainless steel single drainer, one & a half bowl sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Floor mounted Grant boiler. Wall mounted cupboards. Vinyl flooring. UPVC double glazed window, rear aspect. UPVC double glazed door to the conservatory.

Wet Room

Wall mounted shower, panelled surround. Non slip flooring. Pedestal wash basin. Heated towel rail. Extractor fan. Tiled walls. Frosted UPVC double glazed window, rear aspect.

Separate WC

Low flush WC. Frosted UPVC double glazed window, rear aspect.

Landing/Study

Built in desk. Built in storage cupboard. Radiator. Velux window, front aspect with outlook. Doors to bedrooms four & five.

Bedroom Four 6.02m (19'9") x 4.61m (15'1")

Wall mounted electric heater. Built in eaves storage cupboards. UPVC double glazed windows, rear & side aspects.

Bedroom Five 4.15m (13'7") x 4.11m (13'6")

TV point. Built in eaves storage cupboards. Spotlights. Velux window, rear aspect. UPVC double glazed window, side aspect.

Outside

The rear garden enjoys good privacy and is well stocked with mature shrubs, plants & trees. Lawn area. Garden pond. Timber shed. Greenhouse. Workshop. Outside tap. Oil tank. Undercover section with a door providing rear access to the garage. The garden is bounded by fencing & shrubs.

To the front there is a further lawn area which continues to the side of the bungalow, well stocked again with mature shrubs, plants & trees. Drive provides off road parking for multiple vehicles & leads to the **Garage - 5.37m (17'7") x 2.56m (8'5")**. To the rear of the garage there is **Utility/WC - 2.56m (8'5") x 1.65m (5'5")** Outside lights. The front area is bounded by fencing & shrubs.

THE SPINNEY, HARDINGTON MOOR, YEOVIL, BA22 9NL



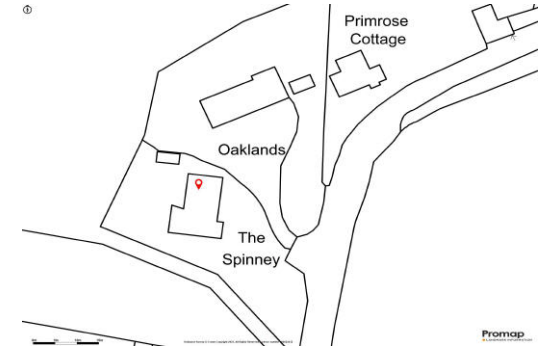
Material Information

EPC Rating – E. Council Tax Band – E.

This property is unregistered at Land Registry. By law this will need “First Registration” by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.



TOTAL FLOOR AREA 2353 sq.ft. (218.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 informative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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