



Property Location

Set back from Preston Road in central Yeovil, Radha Krishna Cottage is one of several period properties in this quiet cul-de-sac location.

The many amenities of Yeovil are a short walk away, including supermarket, doctors' surgery and schools whilst the town centre with its cinema, theatre and hospital are just a 5 minute drive.

Radha Krishna Cottage, 223 Preston Road, Yeovil, Somerset, BA20 2EW

Approximate Gross Internal Area
203.4 sq m / 2189 sq ft
Garage = 16.5 sq m / 178 sq ft
Total = 219.9 sq m / 2367 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1022284)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

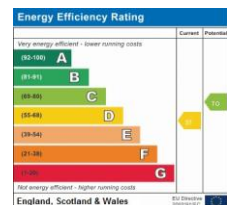
Preston Road, Yeovil

Offers In Region Of £595,950

223 Preston Road
Somerset
BA20 2EW

Key features:

- Wooden Flooring Throughout
- Two Large Receptions
- Large South-Facing Garden
- Garage and Driveway
- Gas Central Heating
- Thatched Roof
- Open Fireplaces
- Cul-de-sac Location



Why you'll like it

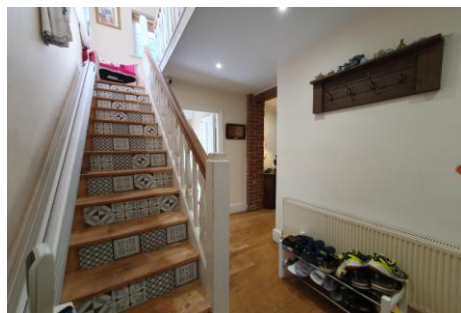
Stunning thatched period detached house with a plethora of period features, garage, large garden and conservatory in a tucked away cul-de-sac location within easy walking distance of all that the South Somerset market town of Yeovil has to offer. For lovers of period / thatched properties but also wanting the convenience of town living, this is the house for you!

ENTRANCE HALL Radha Krishna Cottage is entered via the large wooden front door behind the wrought-iron gate, leading into a bright and spacious welcoming ground floor hallway. Doors lead to the two reception rooms, WC and kitchen, with beautiful stairs rising to the first floor landing. Wooden flooring and neutral decor. Two radiators, spot lights and open ceiling beams. Under stair cupboard.

SITTING ROOM 17' 4" x 15' 8" (5.3m x 4.8m) Spacious reception room with deep inset (the walls of the cottage are almost a metre thick!) double glazed window to the front. Wooden flooring and neutral walls. Open fireplace with stone surround/mantel. Double glazed door opening to the conservatory.

CONSERVATORY 11' 9" x 10' 9" (3.6m x 3.3m) Double glazed conservatory to the rear of the sitting room, currently housing the current owners' hot tub. Double doors opening to the rear garden. Wooden flooring. Fitted with white blinds.

DINING ROOM 16' 0" x 16' 0" (4.9m x 4.9m) Second reception room opposite the sitting room across the hall. Cream tiled flooring and neutral walls. Very large chimney breast thought to have been added at a later date to construction and small



(currently capped) open fire place. Deep inset double glazed window to the front and two single glazed windows to the side, one with stained glass decorative motif. Radiator in addition to under-floor heating. Opening hatch to the kitchen.

KITCHEN 11' 9" x 10' 9" (3.6m x 3.3m) Country-style fitted kitchen, added by the current in 2020. Duck egg blue units with solid wooden work surface. Central free-standing island (not remaining). Grey Moroccan-style decorative floor tiles and neutral walls. Dual aspect double glazed windows to either side together with two smaller windows in the rear alcoves. Appliance spaces for washing machine, dishwasher and tumble dryer with a free-standing fridge-freezer in one of two rear larger alcoves. Integrated Bosch electric oven and warming tray. 4-ring gas hob and extractor fan above. 4-year old Worcester gas combi boiler. Double glazed door leading to the rear garden.

CLOAKROOM Ground floor cloakroom from entrance hall with double glazed window to the rear. Large sink but toilet currently removed by owners (plumbing remains for addition of new). Cream wall and floor tiles.

STAIRS AND LANDING Wooden stairs with decorative tiled fronts rise to the first floor landing. Electric stair lift currently fitted. The landing also has wooden floor boards and is light and airy with two double glazed windows, one with a rear and one with side aspect. Two radiators and large airing cupboard.

BEDROOM ONE 17' 0" x 15' 5" (5.2m x 4.7m) Large double bedroom with front aspect double glazed window. Wooden floorboards and neutral decor. Small side aspect double glazed window to the right of the chimney breast and built in wardrobe to the left. Second built in wardrobe opposite. Two radiators.

BEDROOM TWO 13' 9" x 13' 1" (4.2m x 4m) Double bedroom with dual aspect double glazed windows to the front and rear. Wooden floorboards and neutral decor. Walk-in wardrobe / store room to the side. Two radiators.

WALK-IN WARDROBE 13' 1" x 6' 2" (4m x 1.9m) or store room, leading from Bedroom two. Reduced head height as in the side eaves of the property. Wooden flooring.

BEDROOM THREE 9' 10" x 8' 10" (3m x 2.7m) Double bedroom with front aspect double glazed window. Wooden flooring and cream / green decor. Radiator.

BEDROOM FOUR 11' 1" x 9' 10" (3.4m x 3m) Double bedroom with rear aspect double glazed window. Wooden flooring and pale yellow decor. Radiator

SHOWER ROOM Family bathroom which has been designed as a shower / wet room (no bath). Installed in 2021. Double glazed window to the side. Grey vinyl flooring and marble-effect wall boarding. Wash basin and chrome heated towel rail.

WC Separate WC to the shower room. Yellow decor and decorative tiled flooring. Double glazed window to the rear. Radiator. White toilet and small hand-wash basin.



GARAGE AND DRIVEWAY Attached single garage with doors to the front and rear to the right of the main house. Gravel driveway parking for 2-3 cars.

GARDEN The garden is a real bonus for this house, wrapping around the sides and rear of the garden, facing South and therefore in the sunshine for most of the day. The central area is laid to lawn with mature borders and several mature fruit trees.. To the right is a large (currently uncultivated) vegetable garden also providing potential for further development / erection of outbuildings (subject to planning). To the left is a patio area perfect for outdoor entertaining. The boundaries are a mixture of hedging, 4ft and 6ft fencing. Large gates to the right give vehicular access if necessary.

