



## Property Location

Located on the outskirts of the rural village of Sparkford, Wolfester Terrace is a 15 drive from both the market town of Yeovil and Sherborne plus has the nearby service station for a convenient local shop.

**11 Wolfester Terrace, Sparkford, Somerset, BA22 7JE**

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft

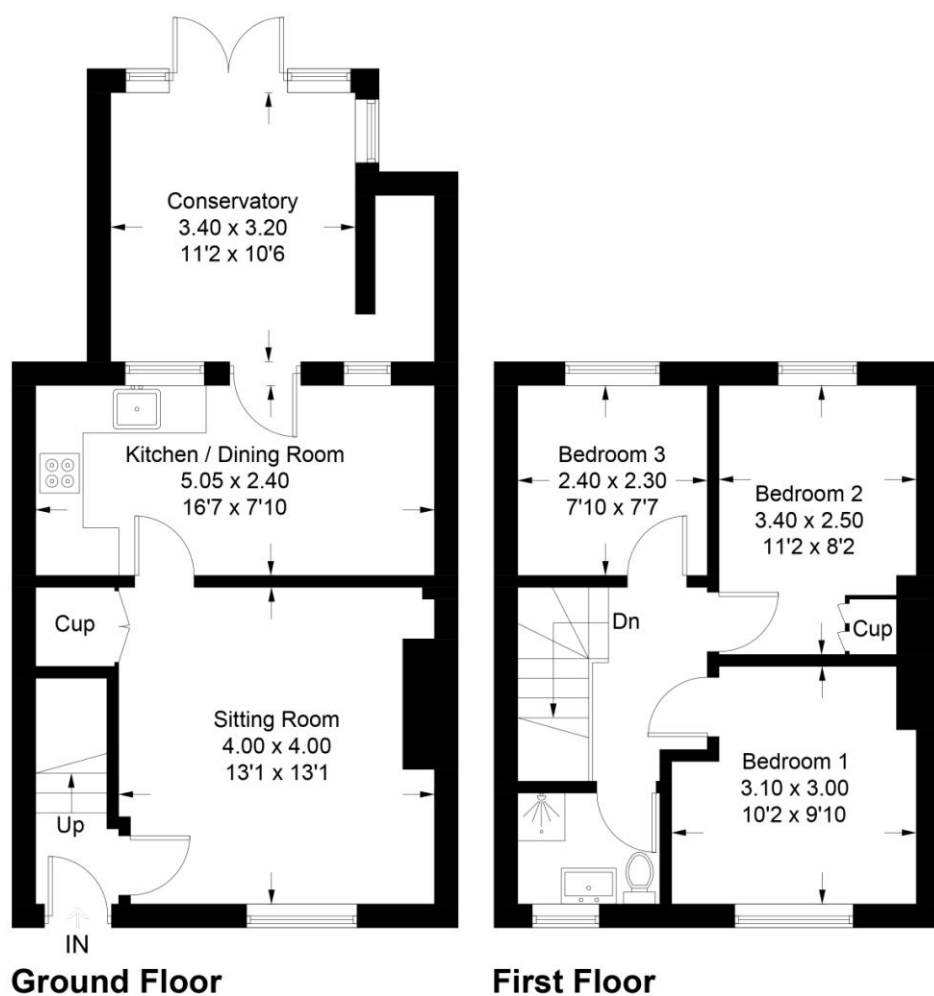


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1028722)



**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.



## Wolfester Terrace, Sparkford

Offers In Region Of £220,000



11 Wolfester Terrace  
Yeovil  
BA22 7JE

Key features:

- Stunning Views to the Rear
- Off-Road Parking
- Conservatory
- Three Bedrooms
- Rural Location
- Potential to Improve
- 40m Garden to Rear



Why you'll like it

Fantastic rural location on the edge of the South Somerset village of Sparkford but close to main transport routes and within easy distance of the market towns of Yeovil and Sherborne. With huge potential, this property benefits from stunning views to the rear over the large 40 long garden. Off road parking and a conservatory are additional benefits.

**ENTRANCE HALL** Double glazed front door opening into a small ground floor hallway with stairs rising ahead to the first floor. Door to the sitting room to the right. Grey tile-effect vinyl flooring and white walls. Electrical consumer unit and meter high level.

**SITTING ROOM** 13' 1" x 13' 1" (4m x 4m) Spacious sitting room with front aspect double glazed window. Wood burning stove and electric heater. Under stairs cupboard. Blue carpet and white walls.

**KITCHEN/DINER** 16' 6" x 7' 10" (5.05m x 2.4m) Kitchen-diner with two double glazed windows opening to the rear, plus wooden door opening into the conservatory. Pale grey fitted kitchen with wood-effect laminate work surface and integrated new electric oven and extractor fan. Appliance space for washing machine or dishwasher. Wood-effect vinyl flooring and white walls. Electric heater.

**CONSERVATORY** 11' 1" x 10' 5" (3.4m x 3.2m) Providing useful additional living space, the double glazed conservatory has double doors opening to the rear garden, marble effect ceramic tiled flooring and a fitted fan light. Perspex roof with opening ceiling vent / window. Electric panel heater. Opening to the side into what would have originally been a brick outhouse. Now useful storage space together with plumbing for a washing machine.

**STAIRS AND LANDING** Brown carpeted stairs rise to the first floor landing. Loft hatch and white walls.

**BEDROOM ONE** 10' 2" x 9' 10" (3.1m x 3m) Double bedroom with front aspect double glazed window. White walls and grey carpet.

**BEDROOM TWO** 11' 1" x 8' 2" (3.4m x 2.5m) Double bedroom with rear aspect double glazed window. White walls and brown carpet. Fitted cupboard housing the electric immersion water heater.

**BEDROOM THREE** 7' 10" x 7' 6" (2.4m x 2.3m) Good sized single bedroom with rear aspect double glazed window. White walls and brown carpet.

**BATHROOM** With double glazed window to the front. White suite of WC and basin with cupboard beneath. Shower cubicle (no bath). Grey aqua board walls and grey tile-effect vinyl flooring. Electric heater.

**OUTSIDE** To the front is a gravel driveway area with space for 2 cars. To the rear is a long narrow garden extending to circa 40m and 5m in width. The garden is primarily laid to lawn with a patio area adjacent to the house.

