



Property Location

Just a short walk from Yeovil town centre, Hospital and major employment centre Leonardo Helicopters but in a quiet, desirable cul de sac setting in the leafy suburbs of Yeovil.

Sydney Gardens park is just around the corner in this exclusive area of central Yeovil.

23 Swallowcliffe Gardens, Yeovil, Somerset, BA20 1DQ

Approximate Gross Internal Area = 142.6 sq m / 1535 sq ft

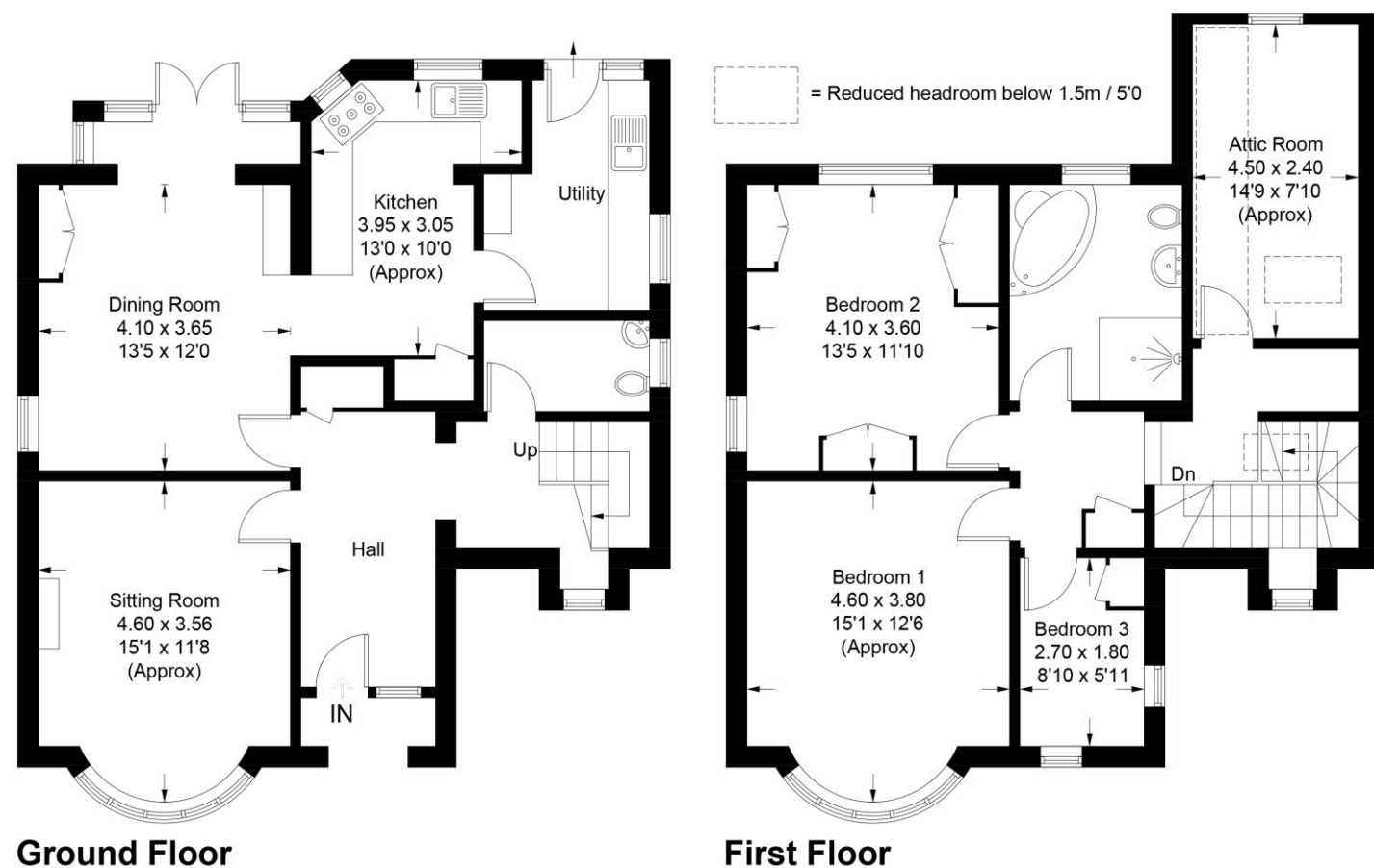


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045027)



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.

Swallowcliffe Gardens, Yeovil

Offers In Region Of £425,000

23 Swallowcliffe Gardens
Yeovil
BA20 1DQ

Key features:

- Art Deco 1930 Detached House
- Open Fireplace
- Original Stained Glass Windows
- Large Corner Plot
- Cul De Sac Location
- Security Alarm
- Attic Conversion
- Two Receptions
- Detached Garage and workshop
- EV Charging Point



Why you'll like it

Fantastic art deco 1930s detached house in quiet cul-de-sac town location with large corner plot garden. With a plethora of period features but with a modern open-plan extension overlooking a beautiful, well-loved and immaculate garden, this house is a fantastic opportunity to be a stunning family home. Early viewing highly recommended!

ENTRANCE HALL Arched porch leading into the solid wooden front door with diamond glazing which opens into the main ground floor hallway. A good-sized hallway with plenty of space for coats/shoes etc, storage closet as well as under stair storage. Stairs rising to the right hand side with a large 2-storey feature window with original stained glass. Floral wall-paper and grey carpet with fitted coir by the front door. Radiator.

SITTING ROOM 15' 1" x 11' 8" (4.6m x 3.56m) Spacious sitting room with open fireplace and large bay window to the front. Double glazing with original stained glass internally at top panes. Floral wallpaper and green carpet. Fitted shelving, radiator.

DINING ROOM 13' 5" x 11' 11" (4.1m x 3.65m) Second reception room with double glazed patio doors opening to the rear garden. Opened out by the current Owner, the dining room is now a fantastic open-plan space with the kitchen and leading into the utility room to the rear. The dining room area is spacious with plenty of room for a large family dining table. Double glazed window to the side and built in cupboard / desk space. Blue carpet and white walls with coloured highlights. Radiator.

KITCHEN 12' 11" x 10' 0" (3.95m x 3.05m) Light and airy kitchen benefiting from being open plan to the dining room and therefore making a fantastic entertaining or family space.

Double glazed windows overlooking the rear garden. White units with a partial laminate work surface and partial solid wood. Breakfast bar with space for 3 stools overlooking the dining room. Double electric oven and 5-ring gas hob with extractor above. White decor with dark pink highlights and tiling; grey vinyl flooring. Fitted larder / storage cupboard. Radiator.

UTILITY ROOM Extremely useful utility space with work-surface and second sink. Double glazed door to the rear garden and window to the side. Plumbing and space for washing machine and tumble dryer. British Gas boiler. White cupboard units. Vinyl flooring and white decor. Radiator.

CLOAKROOM Ground floor WC with double glazed window to the side. White hand-wash basin and toilet. Cream vinyl flooring and patterned wallpaper. Electric light with shaver point. Radiator.

STAIRS AND LANDING Grey carpeted stairs lead to the first floor landing. Floral wallpaper. Top half of the beautiful stained glass window. Velux window above the stairs and loft hatch. Linen / airing cupboard.

BEDROOM ONE 15' 1" x 12' 5" (4.6m x 3.8m) Large double bedroom with double glazed bay windows to the front. Floral wallpaper and pink carpet. Original wooden doors (all bedrooms) and period circular radiator fitted to bay.

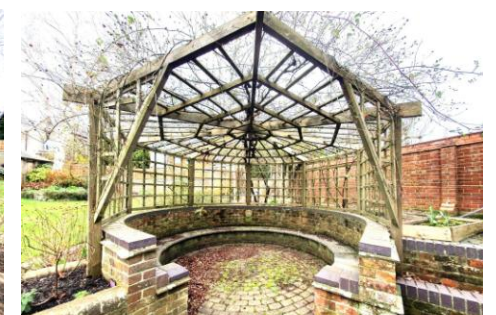
BEDROOM TWO 13' 5" x 11' 9" (4.1m x 3.6m) Large double bedroom with double glazed windows to the side and rear. Three large fitted wardrobes. Floral wallpaper and blue carpet. Radiator.

BEDROOM THREE 8' 10" x 5' 10" (2.7m x 1.8m) Single bedroom with single glazed window to front with original stained glass and window with internal secondary glazing to the side. Children's theme wallpaper and red carpet. Built in cupboard and radiator.

ATTIC ROOM 14' 9" x 7' 10" (4.5m x 2.4m) Attic space in extension which has been converted to a room (but not with building regulations to be classed as a 4th bedroom). Reduced ceiling height and doorway. Double glazed window to the rear and velux window. Vinyl to part of the flooring and red carpet otherwise. Neutral decor. Hot water immersion tank and radiator.

BATHROOM Large family bathroom with rear aspect double glazed window. Large corner bath and separate shower stall. Red carpet with vinyl insert around WC, with floral wallpaper. Traditional high-level toilet and white pedestal basin. Two radiators and electric towel rail.

OUTSIDE Sitting in a large corner plot at the end of the cul de sac, the gardens surrounding this house are beautifully tended and a real bonus for such a fantastic family home. To the front the paved driveway has space for 2-3 cars, with the drive running to the left of the house up to the garage and providing further parking for another 4-5 cars or ideal for a motorhome / caravan. The garden is thoughtfully laid out with raised mature beds, lawn, brick walls and patio areas, plus a wooden/stone circular pagoda / seating area. Above the driveway is a wooden pagoda with a mature wisteria growing above whilst there are a plethora of other well-established shrubs and plants. To the right hand side are a series of vegetable beds and wood / bin store. To the front of the house is an electric vehicle charging point.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

