



Property Location

Incredible property in an idyllic rural location. This detached chalet bungalow sits in approximately 1/3 acre of 'wrap-around' gardens with open countryside surrounding. Spacious accommodation includes a stunning open-plan kitchen/family room, 2 further reception rooms, conservatory, 4 double bedrooms and 3 bathrooms. Viewing highly recommended to truly appreciate what this property has to offer.

Old Orchard, North Barrow, Somerset, BA22 7LZ

Approximate Gross Internal Area = 253.0 sq m / 2723 sq ft
Double Garage = 33.0 sq m / 355 sq ft
Total = 286 sq m / 3078 sq ft

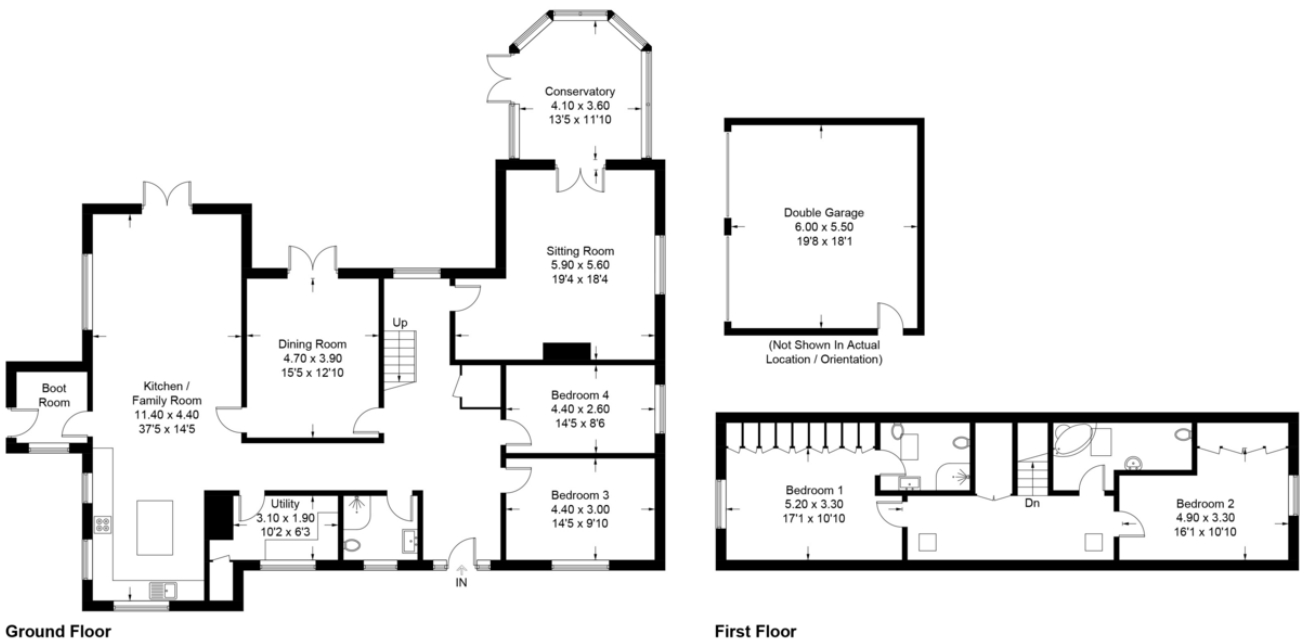


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225875)



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.

North Barrow, Yeovil

Asking Price Of £750,000

Old Orchard Yeovil BA22 7LZ

Key features:

- Large Detached Property
- Double Garage and Driveway
- 'Wrap-around' Gardens
- Solar Panels
- Conservatory
- Rural Village Location
- Oil Fired Central Heating
- Four Double Bedrooms



Why you'll like it

Incredible property in an idyllic rural location. This detached chalet bungalow sits in approximately 1/3 acre of 'wrap-around' gardens with open countryside surrounding. Spacious accommodation includes a stunning open-plan kitchen/family room, 2 further reception rooms, conservatory, 4 double bedrooms and 3 bathrooms. Viewing highly recommended to truly appreciate what this property has to offer.

ENTRANCE HALL Double glazed front door opening into a wide and welcoming main hallway with passageway leading to the kitchen and doors opening to the ground floor accommodation. To the rear stairs rise to the first floor landing. Wooden laminate flooring and neutral decor. Large cupboard with integrated vacuum system and storage space. Two radiators.

KITCHEN / FAMILY ROOM 37' 4" x 14' 5" (11.4m x 4.4m) Incredible family space with beautiful modern fitted kitchen with central island to the front and living space with wood-burning stove and double glazed French doors opening to the rear patio. The kitchen is made of cream fitted units with a mixture of solid wood and

polished granite work surfaces. Integrated double electric ovens, 4-ring induction hob and extractor fan. Cream tiled flooring and neutral walls with a red splash-back giving a flash of colour. Three double glazed windows to the front and side give plenty of light. Four radiators.

DINING ROOM 15' 5" x 12' 9" (4.7m x 3.9m) Reception room with double glazed French doors opening to the rear. Wooden laminate flooring and neutral walls with a tree-print feature wall. Radiator.

SITTING ROOM 19' 4" x 18' 4" (5.9m x 5.6m) Comfortable sitting room with opening to the conservatory at the rear. Double glazed window to the side. Black carpet and blue decor. Two radiators and wood burning stove.

CONSERVATORY 13' 5" x 11' 9" (4.1m x 3.6m) Double glazed spacious and modern conservatory. French doors opening to the rear garden. Terracotta-coloured floor tiles and white decor. Two radiators.

UTILITY ROOM 10' 2" x 6' 2" (3.1m x 1.9m) Useful utility space with double glazed window to the front. Cream floor tiles and neutral decor. Cream units with wooden work top. Appliance spaces for washing machine, tumble-dryer and dishwasher. Built in cupboard housing the Boulter oil boiler.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

