



Property Location

This detached property is situated in the desirable Swallowcliffe Gardens area near the centre of Yeovil. Close to Sidney Gardens Park and a 5-minute walk away from the town centre which offers plenty of amenities including shops, restaurants and a cinema.

Swallowcliffe Gardens, Yeovil, BA20 1DQ

Approximate Gross Internal Area = 150.9 sq m / 1624 sq ft
 Single Garage = 19.6 sq m / 211 sq ft
 Total = 170.5 sq m / 1835 sq ft

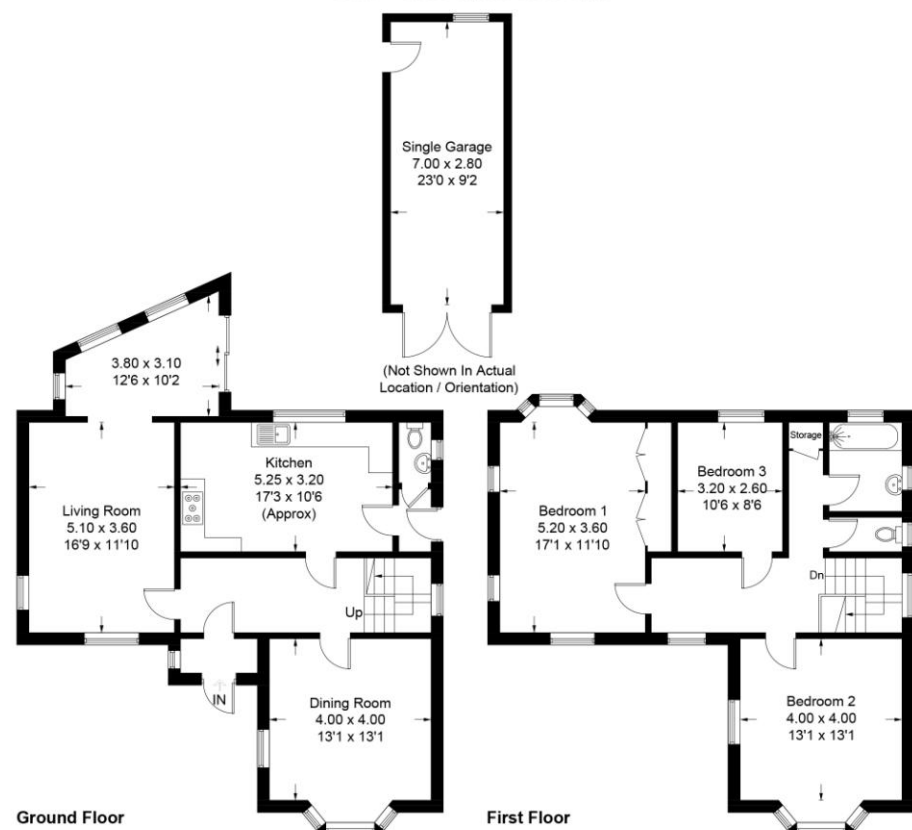


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255189)



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

**1 Swallowcliffe
Gardens
Somerset
BA20 1DQ**

Key features:

- Spacious Detached Property
- Immaculate Presentation Throughout
- Three Double Bedrooms
- Desirable Location
- Close To Town Centre
- Ground Floor W/C
- Single Garage
- No Forward Chain



Why you'll like it

Stunning three-bedroom detached property situated in the desirable Swallowcliffe Gardens Road near the centre of Yeovil. In immaculate presentation throughout. Offering a living room, kitchen, dining room, reading room, family bathroom and three double bedrooms as well as a single garage and driveway parking. Early viewing is highly recommended.

PORCH: Entering the property through the double-glazed front door. The porch provides ample space to store coats and shoes. Double glazed window.

ENTRANCE HALL: Welcoming entrance hall providing access to the living room, dining room, kitchen and stairs rising to the first floor. Neutral walls and cream carpet. One radiator.

LIVING ROOM 16' 8" x 11' 9" (5.1m x 3.6m) A generous main reception room featuring a centrally positioned fireplace. The double-glazed windows to the front of the property with wall mounted lights create a bright and airy room. Neutral walls and cream carpet. One radiator.

READING ROOM 12' 5" x 10' 2" (3.8m x 3.1m) Directly adjacent to the living room is a smaller reception room currently being utilised as a reading room. This room has three double glazed windows and a sliding patio door to the rear garden. Neutral walls and cream carpet. One radiator.

KITCHEN 10' 5" x 13' 1" (3.2m x 4.0m) A spacious kitchen with plentiful counter tops and cabinets. Space for a central island or table and chairs. The kitchen has cream cabinets, black granite counter tops and splash guards. integrated Bosch dishwasher and a cranberry coloured Rangemaster. The cooker has gas hobs with electric oven and fitted spotlights above. Neutrally decorated with tasteful crimson accents throughout. Double glazed window.

DINING ROOM 13' 1" x 13' 1" (4.0m x 4.0m) The generous dining room or second reception room features a centrally positioned, exposed brick fireplace and a double-glazed bay window to the front. Neutral walls and light brown carpet. One radiator.

CLOAKROOM 2' 7" x 4' 11" (0.8m x 1.5m) A downstairs cloakroom with a white hand basin and w/c. Tiled throughout and window to the side of the property. One radiator.

STAIRS & LANDING: The wide white pick-back staircase leads to the bright and airy landing that provides access to the three bedrooms, bathroom and large airing cupboard. Neutral walls and cream carpet. One radiator. Loft hatch with fitted drop down ladder to the half-boarded loft.

MASTER BEDROOM 17' 0" x 11' 9" (5.2m x 3.6m) A dual aspect double bedroom with built in fitted wardrobe. Four double glazed windows to the side of the property and overlooking the nearby Sidney gardens park. Neutral decoration and cream carpets. One radiator.

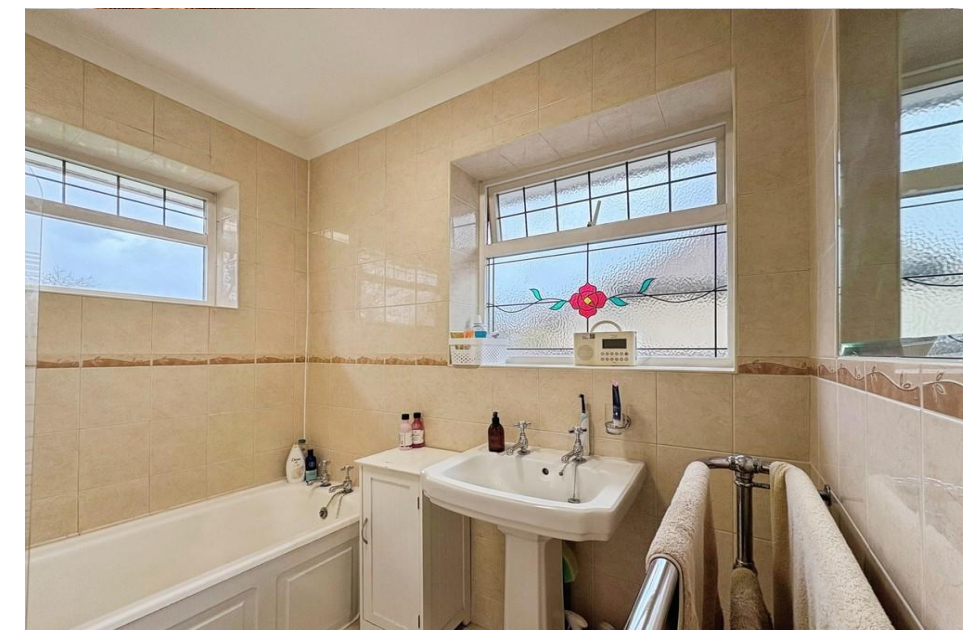
BATHROOM 5' 10" x 7' 2" (1.8m x 2.2m) The family bathroom with double glazed window to the rear and textured window to the side. A white suite consisting of a hand basin, bathtub with fitted shower and benefiting from a separate W/C directly adjacent to the main bathroom. Neutrally coloured tiles throughout. Heated towel rail.

BEDROOM TWO 13' 1" x 13' 1" (4.0m x 4.0m) A spacious double bedroom with double glazed bay window to the front of the property. Neutral walls and light brown carpets. One radiator.

BEDROOM THREE 10' 5" x 8' 6" (3.2m x 2.6m) A double bedroom with double glazed window to the rear. Blue walls and cream carpet. One radiator.

GARAGE 22' 11" x 9' 2" (7.0m x 2.8m) Single detached garage to the side of the property. Twin doors opening outwards. Double glazed window to the rear. Storage space above.

OUTSIDE: To the front of the property is a dual access driveway to each side of the house providing parking for 4-5 cars. Part laid patio and lawn area. To the rear of the property is the south west facing patio and lawn area. Garden shed positioned at the bottom of the garden. The property is bordering and looks over Sidney Gardens Park.



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

