

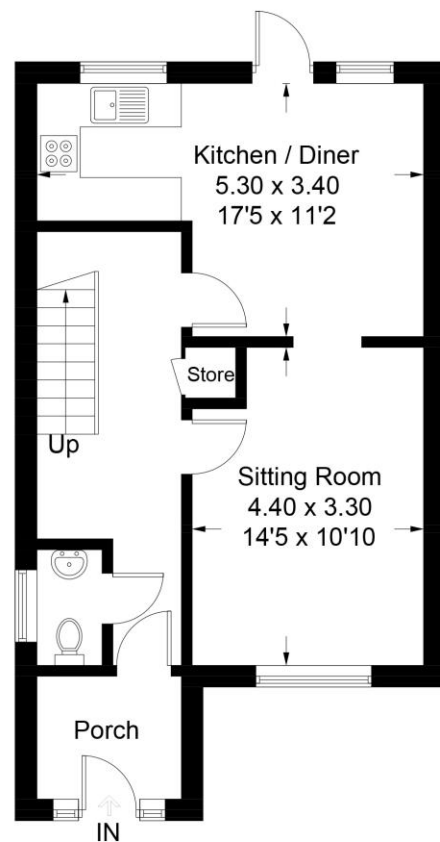


Property Location

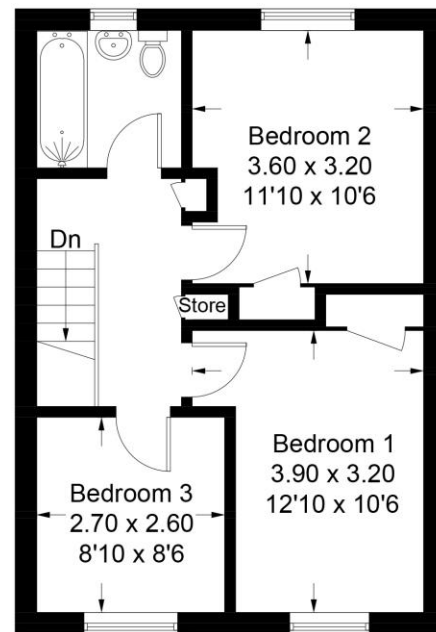
This three-bedroom semi-detached home is situated in the peaceful Somerset village of Barwick. The village benefits from a primary school, recreational ground, village pub, church and railway station. Yeovil Junction railway station is within walking distance and provides direct links to London and Exeter. Hourly bus service into Yeovil town. Plentiful countryside walks from the doorstep. The market town of Yeovil is a short drive away and has many amenities including shops, restaurants, cafes and a cinema.

10 Whitcross, Barwick, BA22 9TQ

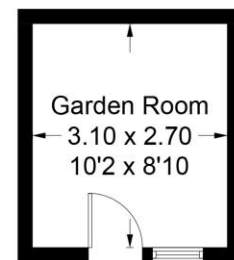
Approximate Gross Internal Area = 90.1 sq m / 970 sq ft
Garden Room = 8.4 sq m / 90 sq ft
Total = 98.5 sq m / 1060 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339228)



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.



Whitcross, Barwick, Yeovil

Offers In Excess Of £270,000

10 Whitcross
Yeovil
BA22 9TQ

Key features:

- Three Bedroom Semi-Detached Family Home
- Peaceful Village Setting
- Modern Kitchen
- Countryside Walks
- Driveway Parking
- Solar Panels
- Updated Electric Heating
- Close to Railway Links
- Plenty of Storage Throughout
- Walking Distance to a Primary School and Secondary School Bus Routes

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This immaculate example of a three-bedroom semi-detached family home is situated in the peaceful village of Barwick on the Somerset/ Dorset border. Offering a porch, sitting room, cloakroom, modern kitchen, three double bedrooms, bathroom, garden room, driveway parking, landscaped gardens. The perfect family home. Viewing is highly recommended.

PORCH 6' 6" x 5' 6" (2.0m x 1.7m) Upon entering the property you are welcomed into the convenient porch providing ample space to store coats and shoes. Neutral walls and stylish herringbone LVT flooring. Wall-mounted heating.

HALLWAY: The hallway provides access to the sitting room, kitchen/diner, cloakroom, storage cupboard and the stairs which rise ahead to the first-floor. Neutrally decorated walls and herringbone LVT flooring.

SITTING ROOM 10' 9" x 14' 5" (3.3m x 4.4m) A spacious sitting room featuring a centrally positioned electric fireplace. Large double-glazed window to the front of the property. Neutrally decorated walls, green feature wall and neutral carpet flooring. One night storage heater.

KITCHEN/DINER 17' 4" x 11' 1" (5.3m x 3.4m) A recently installed kitchen complete with a mixture of wall-mounted and fitted wooden cabinets and drawers. Plentiful work surfaces with an inset ceramic basin and drainer. An integrated electric oven, hob and cooker hood above. Space and plumbing for a fridge/freezer, washing machine, dishwasher and tumble dryer. White tiled splashguards and wooden effect vinyl flooring. Space for a dining table and chairs. Double glazed window and door to the rear garden. One night storage heater.

CLOAKROOM 5' 2" x 2' 3" (1.6m x 0.7m) The cloakroom is fitted with a two-piece suite comprising of a white w/c and wall-mounted hand basin with white tiled splashguards. Light grey coloured walls and herringbone LVT flooring. Obscure double-glazed window to the side of the property.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access

to the three bedrooms, family bathroom, two storage cupboards and the loft hatch above. The loft has a drop-down ladder and is part-boarded. The landing is neutrally decorated and has carpet flooring.

BEDROOM ONE 12' 9" x 10' 5" (3.9m x 3.2m) A double bedroom with a built-in cupboard/ wardrobe and double-glazed window to the front of the property. Neutral walls and beige carpet. One wall-mounted panel heater.

BATHROOM 6' 6" x 6' 2" (2.0m x 1.9m) The family bathroom consists of a three-piece suite comprising of a white w/c, wall-mounted hand basin and bathtub with a shower unit fitted above. Partially tiled walls and wooden effect vinyl flooring. Obscure double-glazed window to the rear. Wall-mounted vanity mirror and full-length heated towel rail.

BEDROOM TWO 11' 9" x 10' 5" (3.6m x 3.2m) A double bedroom featuring a built-in cupboard/ wardrobe. Double glazed window to the rear of the property overlooking the garden and rural views behind. The room is neutrally decorated and has blue carpet. One wall-mounted panel heater.

BEDROOM THREE 8' 10" x 8' 6" (2.7m x 2.6m) A double bedroom with convenient over-stairs storage space. Neutral walls and grey carpet flooring. Double glazed window to the front of the property. Could also be utilised as large home office, walk-in wardrobe or nursery. One wall-mounted panel heater.

GARDEN ROOM 8' 10" x 10' 2" (2.7m x 3.1m) A recently installed garden room with power and lighting. Currently used as an office. Double glazed door and window to the front.

OUTSIDE: To the front of the property is driveway parking and a fenced garden laid to lawn and has mixed shrubbery borders. To the rear of the property is a private and enclosed landscaped garden. The garden is laid to lawn and features patio and raised decking seating areas perfect for al-fresco dining and hosting. Raised bed borders filled with flowers and shrubbery. Access to the garden room, garden sheds and gated access to the front. Collectively creating an enjoyable suntrap to be enjoyed all year around.

MATERIAL INFORMATION:
Council Tax Band: C
Electric Heating - Updated in 2022
Solar Panels installed in 2021
Double Glazing Updated in 2015 (Windows and Doors)
Fibre Wifi Available

