



3, Weston Close



# 3, Weston Close

East Chinnock, Yeovil, Somerset BA22 9ED

Yeovil and Crewkerne 4.5 miles. Sherborne 10 miles. Jurassic Coast 17.5 miles

A beautifully presented and extended, four bedroom detached village house, set within delightful private gardens, parking and garage. EPC Band E

- Quiet Location
- Living Room and Dining Room
- Snug and Garden Room
- Driveway and Garage
- Freehold
- Hallway and Cloakroom
- Newly Fitted Kitchen
- Four Double Bedrooms and Family Bathroom
- Large Enclosed Rear Garden with Veranda
- Council Tax Band E

Guide Price £500,000

## SITUATION

3 Weston Close is quietly located within this cul-de-sac of detached houses. The village, which offers a church and village hall is just a few minutes drive from West Coker which offers a range of local facilities. For a greater selection both Yeovil and Crewkerne are within approximately 4.5 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

## DESCRIPTION

3 Weston Close is centred on an extended four bedroom detached house, constructed principally of reconstituted stone and set beneath a tiled roof. The property is offered in excellent decorative order throughout, together with uPVC double glazed windows and doors along with calor gas fired central heating. Recently the property has enjoyed the installation of a newly fitted kitchen with integrated double oven and grill, hob and extractor hood over. There is also a delightful sitting room with multi-fuel stove and adjoining dining room, snug and garden room, which enjoys fabulous views over the garden and surrounding countryside. On the first floor are four double bedrooms and a well appointed bathroom.

Outside there is ample parking on the driveway, together with an integral garage/workshop and to the rear of the property are delightful private gardens, with various seating areas, covered veranda and garden shed.



## ACCOMMODATION

UPVC door leading to the entrance hall with stairs rising to the first floor with cupboard under and door to the garage. Cloakroom with low level WC, wash hand basin, half-tiled walls, window and trap access to the roof void. Living room with recessed multi-fuel stove on a slate hearth with timber beam over, dual aspect windows and large opening leading through to the dining room with glazed door with matching side screen, leading to the rear covered veranda and door leading to the kitchen, which has recently been refitted and comprises a single drainer stainless steel sink with mixer tap, adjoining worktops and splashbacks together with a range of floor and wall mounted cupboards and drawers, space and plumbing for washing machine and built in electric hob with stainless steel hood over along with double oven and grill. Door returning to hallway and opening through to the snug, which leads on into the garden room. With insulated roof with two roof lights, glazing on all three sides, downlighters and glazed french doors leading to the garden.

On the first floor is a landing with trap access to the roof void and useful lined cupboard. Bedroom one with views from two aspects. Bathroom comprising panelled bath with shower attachment, large corner shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, fully tiled floor and walls. Bedroom two with window to front. Bedroom three with window to rear. Bedroom four/study with window to rear.

## OUTSIDE

To the front of the property is a block paved driveway providing parking for two/three cars and access to the integral garage, approached through double timber doors and is connected with power, light and water, together with a wall mounted Vaillant calor gas fired boiler, together with glazed uPVC door to side and personal door to the hallway.

Adjoining the drive is a lawned garden with sunken calor gas tank. To the side of the property a gateway opens onto a side path with cold water tap. Pathway leading around to the rear where there can be found a raised sun terrace with covered veranda and steps leading down to a large lawned garden which is fully fenced giving much privacy. There are attractive flower and shrub borders, together with a selection of trees. Within the garden is a useful garden shed and further sun terrace with pergola. To the side of the house is a further useful garden shed.

## VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

## SERVICES

Mains water, electricity and drainage are connected.

Calor gas fired central heating

Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom - some services may be limited)

Broadband : Standard and Superfast (Ofcom)

Flood Risk Status : Very low risk (Environment agency)

## DIRECTIONS

What3words///guarded.worms.limbs

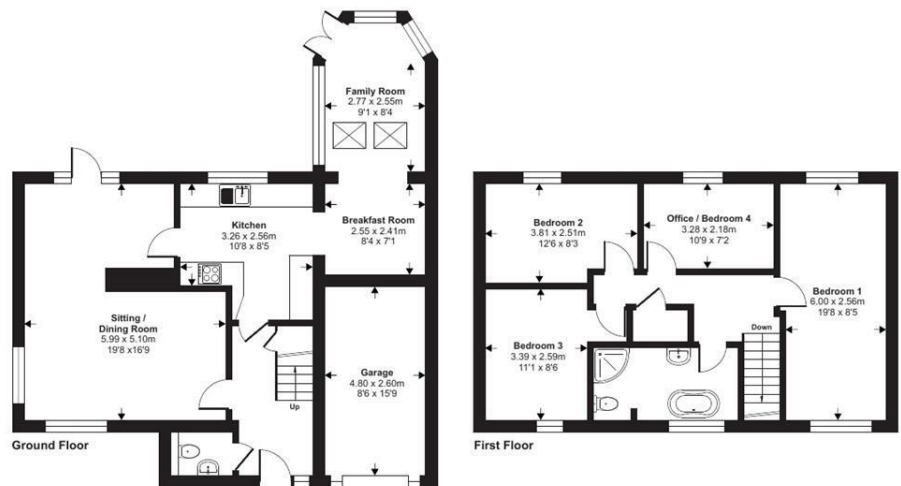
From Yeovil head west signposted Crewkerne. Having passed through West Coker, East Chinnock will be found. Continue down the hill, passing the church on your left hand side, then turn right immediately after the village hall into Weston Street. Then take the 2nd turning right into Weston Close. No3 is the 2nd property on the left hand side, clearly identified by our For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1356 sq ft / 125.9 sq m  
 Garage = 131 sq ft / 12.1 sq m  
 Total = 1487 sq ft / 138 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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