

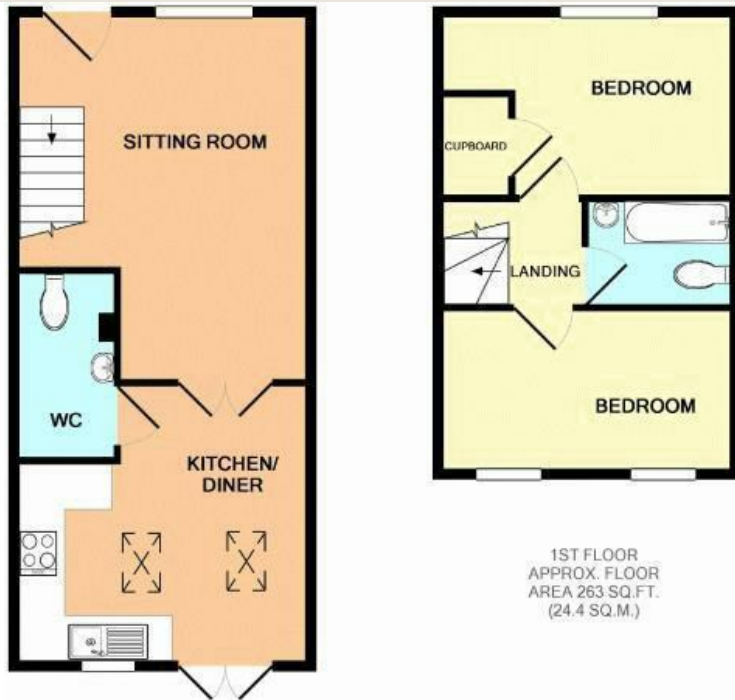


## 3 Cam Cottages Sparkford

Yeovil, BA22 7JX

£995 PCM

**MAYFAIR**  
TOWN & COUNTRY



GROUND FLOOR  
APPROX. FLOOR  
AREA 371 SQ.FT.  
(34.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 263 SQ.FT.  
(24.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2013

## PROPERTY DESCRIPTION

Attractive and well presented two bedroom terraced house situated in a quiet semi rural location with some countryside views. Accommodation comprises: Two double bedrooms, kitchen/breakfast room, cloakroom/utility room, allocated parking for one car, bathroom and living room. Mains water and drainage, LPG gas central heating, Mains electricity, FTTC superfast broadband available depending on provider. Mobile coverage - please check on ofcom.

- 2 Double Bedrooms
- Garden
- Parking
- Spacious Accommodation
- Fully Fitted Kitchen
- EPC E
- Council tax B

Deposit: £1,148

Furnishing: Unfurnished

### Local Authority

South Somerset Council Tax Band: B

Tenure:

EPC Rating: C

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



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

crewkeme@mayfairproperties.net



We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

