



Property Location

This three-bedroom end-of-terrace property is situated in the peaceful Somerset village of Stoford. The village has a pub, primary school and a railway station providing quick links to London and Exeter. The property has plenty of countryside walks nearby. The market town of Yeovil is a 10 min drive away and offers shops, restaurants and a cinema.

49 Meadow View, Stoford, BA22 9UL

Approximate Gross Internal Area = 113.9 sq m / 1226 sq ft

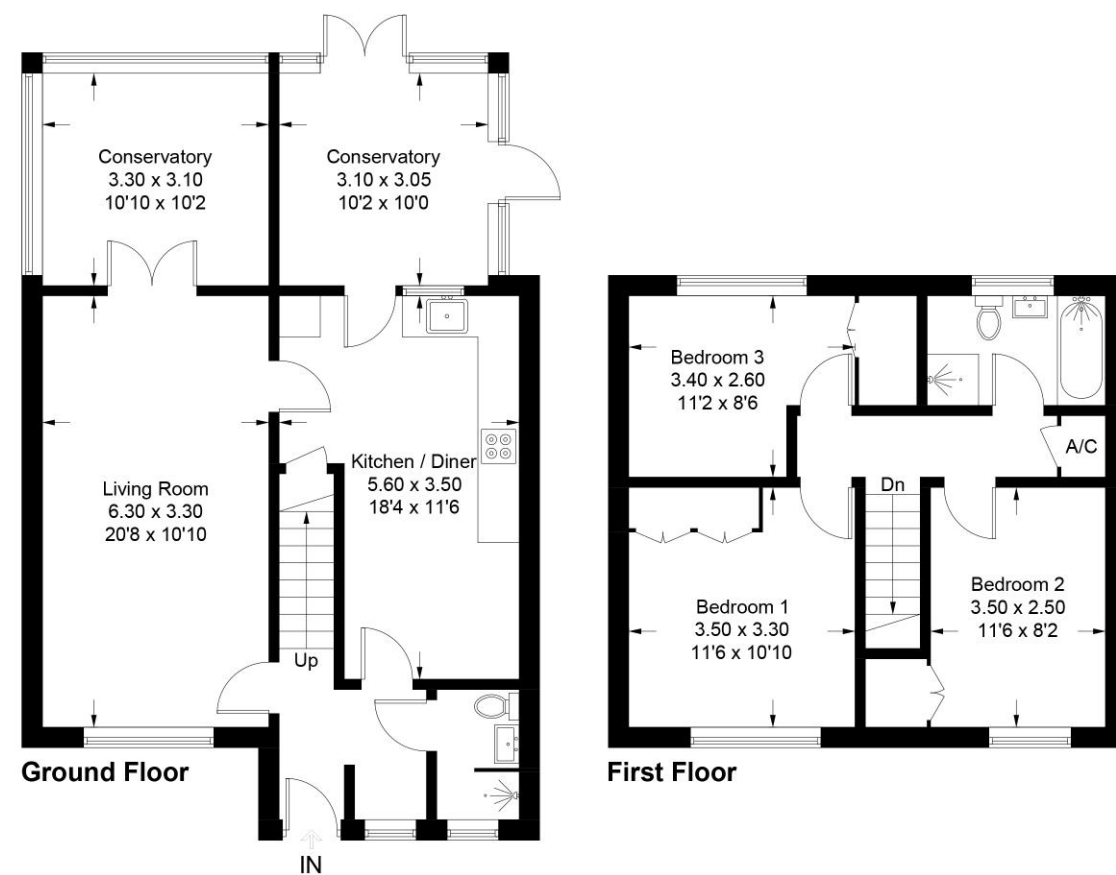


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318772)



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.



Meadow View, Stoford, Yeovil

Offers In Region Of £280,000



49 Meadow View
Yeovil
BA22 9UL

Key features:

- Beautifully Presented Family Home
- Peaceful Village Setting
- Excellent Condition Throughout
- Cast-Iron Multi-Fuel Burner
- Private Rear Garden
- Ground Floor Shower Room
- Conservatory
- Underfloor Heating
- Countryside Views
- Driveway Parking



Why you'll like it

This beautifully presented three-bedroom family home is nestled in a peaceful cul-de-sac in the somerset village of Stoford. Featuring a sitting room, kitchen/diner, conservatory, shower room, three bedrooms, family bathroom, gardens and driveway parking. Perfect for young families and first-time buyers. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall boasting ample space for coats and shoes. The hall provides access to the living room, shower room, kitchen and the stairs which rise ahead to the first-floor landing. Neutral walls and wooden laminate flooring.

SITTING ROOM 20' 8" x 10' 9" (6.3m x 3.3m) A generous sitting room featuring a centrally positioned cast iron multi-fuel burner with wooden mantelpiece above. Double glazed window to the front and French doors opening into the conservatory to the rear. Neutrally decorated walls and grey carpet. Two radiators.

KITCHEN/DINER 18' 4" x 10' 9" (5.6m x 3.3m) A modern kitchen with a mixture of fitted and wall mounted white cabinet and drawers. Ample wooden work surfaces with an inset ceramic basin. Integrated dishwasher and electric oven, electric hob and cooker hood above. Undercabinet lighting and ceiling spotlights. Space for freestanding fridge/freezer and dining table and chairs. Tiled flooring and splashguards with underfloor heating. Double glazed window and door leading to the conservatory. Large understairs storage cupboard.

SHOWER ROOM 3' 11" x 6' 2" (1.2m x 1.9m) This fully tiled downstairs shower room has a three-piece suite comprising of a white w/c, wall mounted hand basin and walk-in shower. Underfloor heating. Obscure double-glazed window to the front of the property.

CONSERVATORY 10' 2" x 21' 3" (3.1m x 6.5m) Providing the property with some versatility, it features a large conservatory that is currently split into two home-office/ utility spaces. Double glazed windows around with French doors to the rear and door to the side of the property. Air conditioning allowing for the conservatory to be used all year round. Grey carpet.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, family bathroom, airing cupboard and the loft hatch above. Neutral walls and grey carpet.

BEDROOM ONE 11' 5" x 10' 9" (3.5m x 3.3m) A spacious double bedroom fitted with a built-in wardrobe and wall-mounted headboard storage cabinets. Double glazed window to the front of the property. Neutrally decorated walls and grey carpet. One radiator.

BEDROOM TWO 11' 5" x 8' 2" (3.5m x 2.5m) A double bedroom with a built-in storage cupboard. Light grey walls and grey carpet. Double glazed window to the front of the property. One radiator.

BEDROOM THREE 11' 1" x 8' 6" (3.4m x 2.6m) A single bedroom with a built-in wardrobe. Light green walls and grey carpet. Double glazed window to the rear of the property allowing for views across the adjacent fields. One radiator.

FAMILY BATHROOM 5' 10" x 8' 6" (1.8m x 2.6m) The bathroom has a four-piece suite comprising of a white w/c, bathtub, walk-in shower cubicle and a hand basin with vanity unit below. Blue walls and tiled effect vinyl flooring. Obscure double-glazed window to the rear of the property.

OUTSIDE: To the front of the property is driveway parking suitable for two cars. To the rear of the property is a private and enclosed garden laid with a mixture of stone chippings and patio. Raised decking seating area. Two wooden garden sheds. Side gate access to the front of the property.

ADDITIONAL INFORMATION: App controlled electric heating
Full fibre broadband available
Scope for upward extension subject to relevant planning and approval



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		74 C
39-54	E	45 E	
21-38	F		
1-20	G		

