

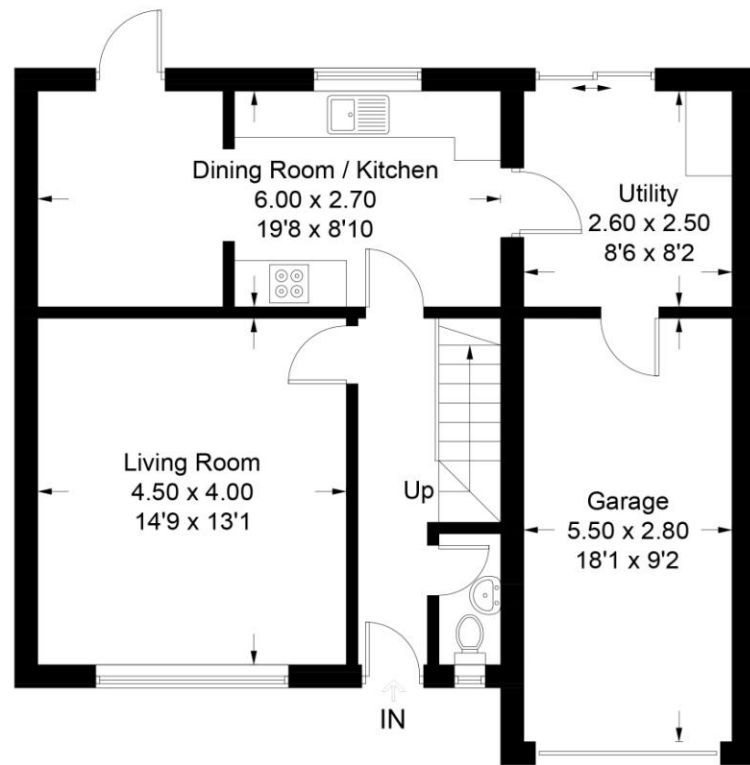


Property Location

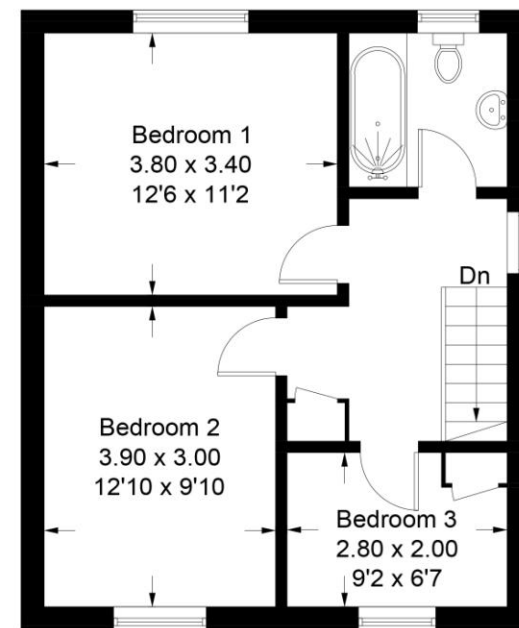
This three-bedroom detached property is situated on the Dorset/Somerset border on the south-eastern outskirts of Yeovil. Benefiting from a short drive away from the town centre which offers plenty of amenities. The market town of Sherborne is also just a short drive away and offers plenty of local shops and restaurants.

7 Underdown, Compton Road, BA21 5BU

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1299855)



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.

Underdown, Compton Road, Yeovil

Offers In Region Of £350,000

7 Underdown
Yeovil
BA21 5BU

Key features:

- Detached Family Home
- Sought-After Location
- Excellent Condition Throughout
- Countryside Views
- Multi-fuel Burner
- Ground Floor W/C
- Driveway Parking and Garage
- South Facing Garden



Why you'll like it

This beautifully presented three-bedroom detached home is situated on the outskirts of Yeovil on the Dorset/Somerset border. Featuring a living room, kitchen/diner, utility, cloakroom, three bedrooms, family bathroom, private gardens, garage and driveway parking. Boasting countryside views while being a short drive away from the town centre. Would make the perfect family home. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall which provides access to the living room, kitchen, cloakroom and the stairs which rise ahead to the first floor. The entrance hall is neutrally decorated and has tiled flooring. One radiator.

LIVING ROOM 12' 9" x 9' 10" (3.9m x 3.0m) A spacious living room with a centrally positioned modern multi-fuel burner and exposed flue. The room has neutral two-tone decorated walls and tiled flooring. Double glazed window to the front of the property. One radiator.

KITCHEN/DINER 19' 8" x 8' 10" (6.0m x 2.7m) A generously sized open plan kitchen/diner with white wooden cabinets and drawers. Plentiful wooden effect laminate work surfaces with an inset stainless-steel basin and drainer. Integrated electric oven, microwave and gas hob with retractable cooker hood above. Tiled splashguards and flooring. White and blue two-tone decorated walls. Ceiling spotlights and undercabinet lighting. Double glazed window and door to the rear garden. Space for dining table and chairs. One radiator.

UTILITY ROOM 8' 6" x 8' 2" (2.6m x 2.5m) Directly adjacent to the kitchen is the utility room which features white cabinets and work surfaces. Space and plumbing for a washing machine, dishwasher and freestanding fridge/freezer. Double glazed sliding patio door to the rear garden. Blue walls and tiled flooring. Access to the garage. One radiator.

CLOAKROOM: The downstairs cloakroom has a two-piece suite comprising of a white w/c and hand basin. Neutral walls, tiled flooring and basin splashguards. Obscure double-glazed window to the front. One radiator.

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. The landing has neutral wall decoration and grey carpet. White wooden banisters and a double-glazed window to the side of the property.

BEDROOM ONE 12' 5" x 11' 1" (3.8m x 3.4m) The master bedroom features a built-in wardrobe, dressing table and wall mounted headboard cabinets. Neutrally decorated walls with a blue feature wall and grey carpet. Double glazed window overlooking the rear garden. One radiator.

BEDROOM TWO 12' 9" x 9' 10" (3.9m x 3.0m) The second bedroom is a double bedroom with double glazed window to the front of the property offering some picturesque views across the nearby countryside. Neutral walls and grey carpet. One radiator.

BEDROOM THREE 9' 2" x 6' 6" (2.8m x 2.0m) A single bedroom with a built-in wardrobe. Currently being used as a home office. Neutrally decorated walls and grey carpet. Double glazed window to the front of the property and offers countryside views. One radiator.

FAMILY BATHROOM 6' 6" x 6' 6" (2.0m x 2.0m) This fully tiled family bathroom is complete with a three-piece suite comprising of a white w/c, hand basin and bathtub with a shower above. Wall mounted vanity mirror. Heated towel rail. Obscure double-glazed window to the rear of the property.

GARAGE 18' 0" x 9' 2" (5.5m x 2.8m) The garage has an up-and-over style door and houses the Worcester boiler. Electric and lighting. Loft storage.

OUTSIDE: To the front of the property is a gated driveway which provides ample parking. Front garden area planted with mixed shrubbery. Side access to the rear garden. To the rear of the property is a private and enclosed south facing garden. Laid mostly to lawn and a patio area. This landscaped garden features flowerbed borders hosting a mixture of plants, shrubs and trees. Garden shed. Wall mounted lighting and external tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

