



Connells

Walnut Villas
Yeovilton Yeovil

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Yeovilton Yeovil BA22 8EY

for sale guide price
£225,000



Property Description

This well-presented three-bedroom home offers spacious and versatile accommodation, featuring a bright lounge with feature fireplace, a well-equipped kitchen with access to the rear garden, and a ground floor bathroom. Upstairs, there are three bedrooms, all enjoying pleasant outlooks. Externally, the property benefits from off-road parking to the front and an enclosed rear garden with a variety of usable spaces, including a patio, lawn, and outbuildings with power.

Situated in the sought-after village of Yeovilton, the property enjoys a semi-rural setting while remaining conveniently close to the amenities of Yeovil and surrounding towns. Yeovilton is well known for the Royal Naval Air Station and offers a blend of countryside living with good access to local road links, making it an ideal location for commuters and those seeking a quieter lifestyle.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entered via a front-facing door, the welcoming entrance hall provides access to the staircase rising to the first floor and an internal door leading through to the lounge.

Lounge

A spacious reception room featuring a double glazed window to the front aspect, allowing plenty of natural light. The room is centred around an open fireplace, with a door providing access through to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer. The kitchen benefits from two double glazed windows to the rear aspect, providing ample natural light, along with a double glazed door offering access to the rear garden. A Rayburn Aga is set within a recessed alcove, creating a charming focal point, while a cooker hood is positioned over the space for an electric oven. There are designated spaces for an American-style fridge freezer, washing machine, and dishwasher.

Bathroom

Situated on the lower ground floor, the bathroom is fitted with a panelled bath with shower over, wash hand basin and low-level WC. Additional features include an extractor fan, heated towel rail, and a useful under-stairs storage cupboard.

Landing

With loft access and doors providing access to all bedrooms.

Bedroom One

A well-proportioned double bedroom featuring a double glazed window to the front aspect, a built-in storage cupboard, and a radiator.

Bedroom Two

A well-proportioned bedroom featuring a double glazed window to the rear aspect, offering views over the nearby airfield. The room also benefits from a cupboard housing the hot water tank and a radiator.

Bedroom Three

A versatile third bedroom with a double glazed window to the rear aspect enjoying views over the nearby airfield, and a radiator.

Outside

Front Garden / Parking

To the front of the property is a driveway providing off-road parking for two to three vehicles, enclosed by a brick wall. Steps lead up from the driveway to the front entrance.

Rear Garden

The rear garden is fully enclosed by fencing and is thoughtfully arranged to provide a variety of outdoor spaces. A patio area adjoins the property, leading onto a lawn and a further pebbled section. The garden also features a water well feature, outside tap, and external power sockets. Additional benefits include a shed and a brick-built outbuilding with electricity supply. A gate to the rear provides access out to the adjoining field.

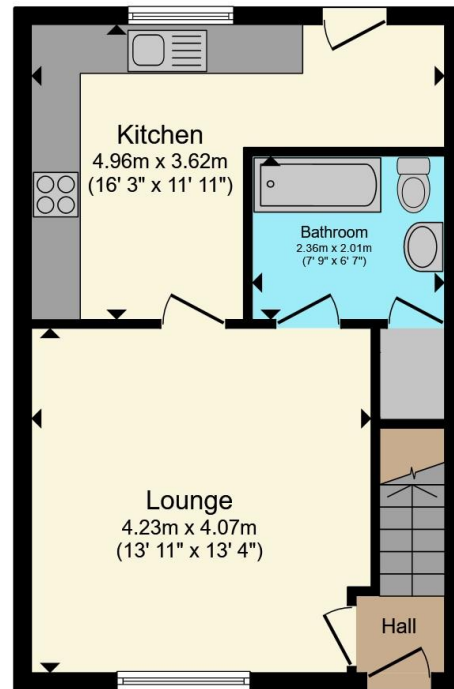
Agents Note

Please note that the Rayburn Aga powers the central heating system, with a separate boiler providing the domestic hot water.

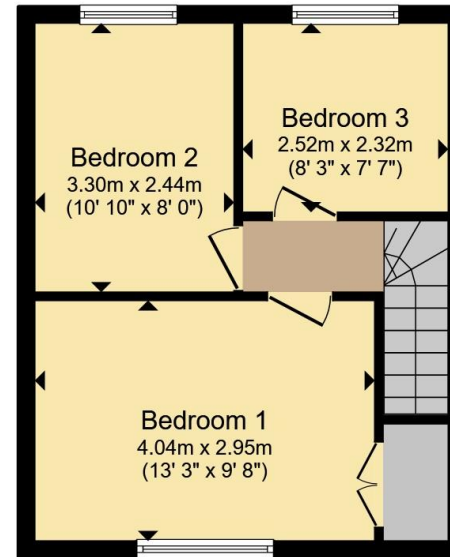








Ground Floor



First Floor

Total floor area 72.4 m² (779 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

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