



**FOR SALE**

Swallowcliffe Gardens, Yeovil, BA20 1DQ

£350,000



**ORCHARDS**  
ESTATES

A marvellous opportunity has arisen to purchase a well proportioned family home in Swallowcliffe Gardens. Benefitting from four bedrooms, one en suite, the house is remarkably private with a wrap around garden, parking for two cars and a single garage. Within the last few years, the house has been updated with a new boiler, electrical works, new kitchen and decoration. Just minutes from the centre of town, an early viewing comes highly recommended.

£350,000



## LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

## Approach

At the end of Swallowcliffe Gardens on the right hand side is a private road on the right hand side. This road curves around to the left where the house is located with two parking spaces.

## Ground Floor

An entrance porch leads the way through the front door to the entrance hall with access to a front aspect wc. To the left is an inviting dual aspect sitting room with dual fuel stove. The rear aspect dining room offers a good entertaining space and has also served as a music room for the current owner with room for a piano without compromising on the space. The kitchen, which is dual aspect, has recently been fitted and has a range of base and wall units, worktop space for the keen chef and a door to the garden.

## First Floor

The first floor landing is remarkably light, helped by the front aspect window and door leading to the balcony. There are four bedrooms radiating from the landing, three of them are generously proportioned for double beds and furniture with a fourth, smaller guest room which would also serve well as an office. Aside from the family shower room, with wc and wash handbasin, there is also an en suite shower room from the master bedroom. The arrangement of rooms on this level has been very well thought out in order to maximise space to create a proper family home.

## Garage and Rear Garden

There is a garage with an up and over door which is an incredibly useful storage area but would also house a small vehicle. The house benefits from a pretty front garden as well as a useful rear garden strip - an ideal space for clothes drying due to its discreet and private position - whilst the main garden space is found to the side of the house. There are some very pretty plants and shrubs as well as a small summer house. The new owners of the house will be able to enjoy following the sunshine around the house throughout the day.



## MATERIAL INFORMATION

- Freehold
- Built c.1930's
- EPC - E
- Council Tax - E
- Services - Mains water, electric, gas and drainage
- Combi Boiler - 3 years old
- Double Glazing
- Loft - Boarded with ladder and lighting
- Garage and parking for 2 vehicles
- Broadband - Ultra Fast available 2000mbps (Ofcom Broadband Checker)
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea (Gov.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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