



**FOR SALE**

Sherborne Road, Yeovil, BA21 4HL

Offers over £235,000



**ORCHARDS**  
ESTATES

An exciting opportunity has arisen to purchase a beautiful Victorian family home with generous living space, a garden with garage/workshop and parking.

Bursting with character and offering light and airy living, the house offers the possibility of increasing the parking to the rear, details which can be explained by our friendly staff.



## 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

The house is raised up from the Sherborne Road with a path running along the front of the houses along this stretch.

## Ground Floor

There is beautiful stone flooring, assumed to be original, as you walk into the entrance hall. To your left is the sitting room / dining room and to the rear is a kitchen and utility room.

## First Floor

There is a front aspect double bedroom, a rear aspect double bedroom and a family bathroom. Stairs rise to the second floor.

## Second Floor

The second floor houses a room ideal either as a

double bedroom or a study for those not requiring the third room.

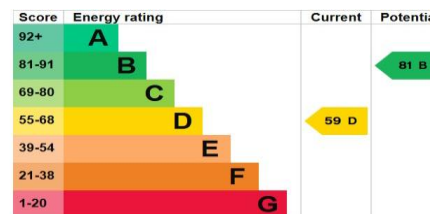
## Outside rear

A beautifully maintained garden has a path leading to the very rear where a gate leads out to the parking and the garage / workshop.

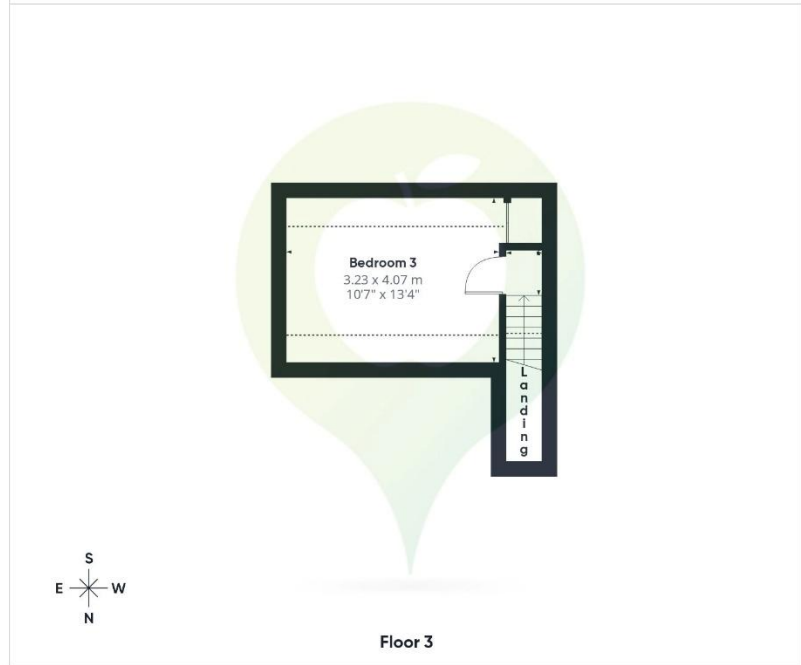
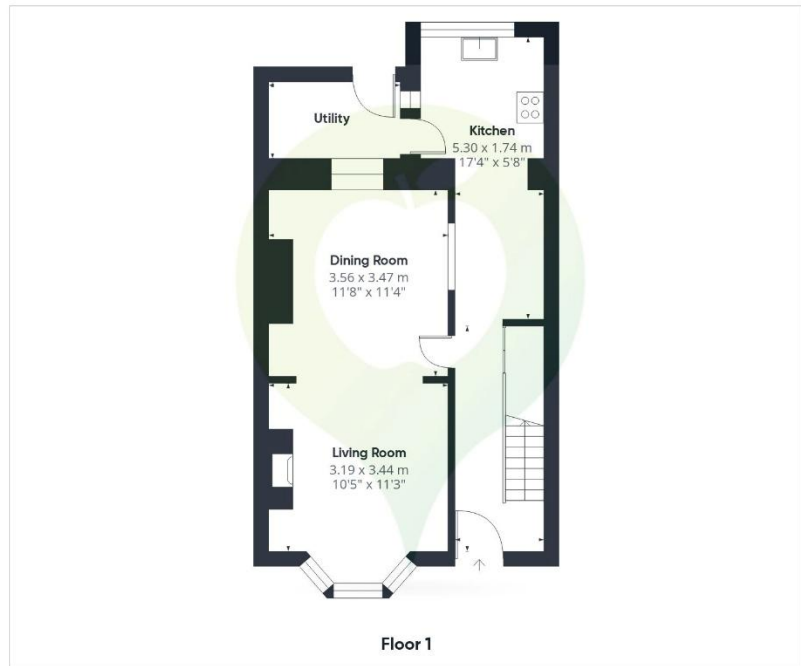
There would be the possibility of extending this parking by dismantling the current workshop / garage.

## Material Information

- Freehold property dating back to 1894
- EPC - D
- Council Tax - B
- Services - Mains electric, gas, water and drainage
- Combi Boiler - Installed 2026
- Double Glazing - Installed December 2005 Log Burner
- Garage - Wooden at rear of property
- Private parking space, and street parking at the rear
- Broadband - Ultra Fast 2000mbps (Ofcom Checker)
- Flood Zone 1 - This property have very low risk of flooding from rivers and sea



The graph shows this property's current and potential energy rating.



**Approximate total area<sup>(1)</sup>**

93.1 m<sup>2</sup>  
1002 ft<sup>2</sup>

**Reduced headroom**

4.2 m<sup>2</sup>  
45 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.