



## Property Location

This excellent six-bedroom family home is situated in the desirable Swallowcliffe Gardens cul-de-sac just off Sydney Gardens in the centre of Yeovil. The bustling town centre is a short walk away and offers plenty of amenities including shops, restaurants and a cinema.

### 26 Swallowcliffe Gardens, Yeovil, BA20 1DQ

Approximate Gross Internal Area = 176.9 sq m / 1904 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289602)



**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.

## Swallowcliffe Gardens, Yeovil

Offers In Region Of £525,000



26 Swallowcliffe Gardens Yeovil BA20 1DQ

Key features:

- Detached 6-bedroom Family Home
- Beautifully Presented Throughout
- Close To Town Centre
- Desirable Location
- Internal Glass Fitted Blinds
- Ground Floor W/C
- Driveway Parking
- Single Garage



Why you'll like it

This beautifully presented six-bedroom family home is situated in the highly desirable Swallowcliffe Gardens cul-de-sac just off Sydney Gardens near the centre of Yeovil. Featuring a living room, modern kitchen, utility, cloakroom, family bathroom, six bedrooms, two ensembles, detached garage, private garden and driveway parking. A lovely family home. Viewing is highly recommended to truly appreciate what this fantastic property has to offer.

PORCH: A double-glazed door leading to the porch before entering into the property. Double glazed window. White brick walls and tiled flooring.

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

LIVING ROOM 19' 4" x 13' 1" (5.9m x 4.0m) The spacious living room boasts a centrally positioned electric fireplace with a marble mantelpiece. Neutral walls and grey carpet. Double glazed windows to the side and front of the property. One radiator.

KITCHEN/DINER 24' 11" x 12' 5" (7.6m x 3.8m) A modern and open plan kitchen/diner fitted with wooden cabinets and drawers. Integrated double electric oven, dishwasher, electric hob and cooker hood above. Plentiful granite work surfaces with under cabinet and plinth lighting. Tiled splashguards and flooring. Space for American style fridge/freezer, dining table and chairs. Double glazed window to the front and rear of the property. Two radiators.

UTILITY ROOM: Directly adjacent to the kitchen is a good-sized utility which has wooden cabinets and drawers. Granite work surfaces with an inset stainless-steel basin and drainer. Tiled splashguards and flooring. Space and plumbing for undercounter washing machine and dryer. Undercounter lighting and ceiling spotlights. Double glazed windows to the rear and side. Side entrance leading to the rear garden and garage.

CLOAKROOM: A completely tiled cloakroom comprising of a two-piece suite consisting of a white w/c and hand basin. Obscure double-glazed window to the rear. Ceiling spotlights. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing space which provide access to the master suite, family bathroom, three double bedrooms and the stairs leading to the second floor. The landing has neutral walls and grey carpet. Wooden banisters and double-glazed window to the rear of the property.

MASTER BEDROOM 13' 1" x 12' 1" (4.0m x 3.7m) The generously sized double bedroom featuring an attached ensuite and double-glazed window to the front. Neutral walls with wallpapered feature wall and grey carpet. The ensuite has a two-piece suite comprising of a hand basin and walk-in shower cubical. Tiled walls and obscure double-glazed window.

FAMILY BATHROOM: A beautifully finished modern family bathroom with a three-piece suite comprising of white w/c, hand basin and corner bathtub with luxurious whirlpool jets. Fully tiled walls and wooden laminate flooring. Two obscure double-glazed windows to the rear. Slimline storage cabinets.

BEDROOM TWO 10' 9" x 10' 2" (3.3m x 3.1m) A double bedroom with double glazed window to the front of the property. Blue walls and grey carpet. One radiator.

BEDROOM THREE 7' 10" x 11' 1" (2.4m x 3.4m) A double bedroom that has neutrally decorated walls and grey carpet. Double glazed window to the side. Built-in storage cupboard and one radiator.

BEDROOM FOUR 8' 10" x 6' 6" (2.7m x 2.0m) A single bedroom with built-in storage cupboard and hand basin. Double glazed window. Neutral walls and grey carpet. One radiator.

STAIRS: Carpeted stairs rise to the second floor landing that provide access to the two double bedrooms. Neutral walls and grey carpet. Understairs storage cupboard. One radiator.

BEDROOM FIVE 17' 4" x 8' 10" (5.3m x 2.7m) A double bedroom with Velux window to the rear of the property. Ceiling spotlights and eaves storage space. Neutral walls and grey carpet.

BEDROOM SIX 11' 1" x 8' 10" (3.4m x 2.7m) A double bedroom with an attached ensuite and eaves storage space that has been converted into a play room/games room. Velux window to the rear. Ceiling spotlights. The attached ensuite is a beautifully finished three-piece suite that comprises of white w/c, hand basin and shower cubical. Fully tiled walls and flooring. Velux window and ceiling spotlights. One radiator.

GARAGE: A detached single garage with an electric up-and-over door. Electrical supply and lighting.

OUTSIDE: To the front of the property, accessible through the double iron gates provides ample driveway parking and leads to the garage to the side. To the side and rear of the property is a private and enclosed garden laid to lawn and patio. The patio areas, currently hosting the hot-tub and pergola creates the perfect and quiet outside space for relaxing and family events.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

