



**FOR SALE**

Melody Ranch, 18 Nash Lane, Yeovil, BA20 2HN

**£475,000**

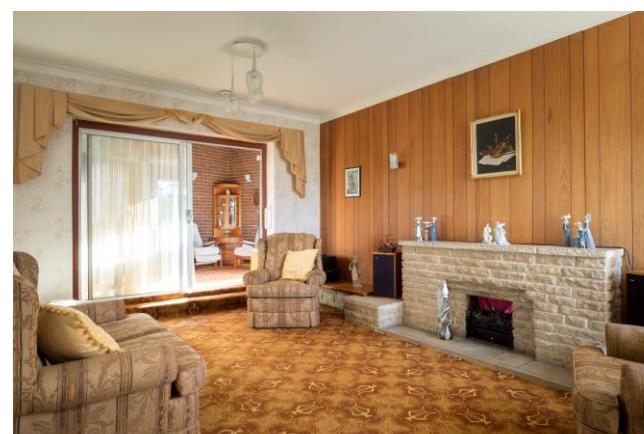


Positioned in an elevated setting along Nash Lane, on the western fringes of Yeovil, Melody Ranch is a four-bedroom bungalow offering great potential.

While the property would benefit from some modernisation, it presents a wonderful opportunity to infuse your own personality and style into the home.

With its desirable location and generous layout, Melody Ranch is brimming with promise for those seeking to create their ideal living space.

£475,000



## 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, Westland's Sports and Social Club, 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 property is approached via a private driveway, which leads to a pathway guiding visitors to the front entrance. At the base of the driveway, metal gates provide secure access, enhancing both privacy and kerb appeal. A metal handrail runs alongside the path to the front porch.

## Entrance Porch

Upon entering through the sliding front door into the porch, this leads into the main hallway of the bungalow.

## Hallway

An L-shaped hallway provides access to the dining room, family bathroom, bedrooms, office, and WC via individual doors. There is also storage cupboards opposite the front door.

## Dining Room

Accessed via a glass door, the dining room features a front-facing window and a wall-mounted radiator. From here, a short flight of steps leads down into the living room, and there is also a door providing direct access to the kitchen.

## Living Room

This room benefits from both front and side-facing windows, a feature fireplace, and two wall-mounted radiators, creating a bright and welcoming atmosphere.

## Garden Room

From the living room, you can access the garden room through a sliding door, which features side and rear-facing windows, along with a side door that takes you out into the garden, which wraps around the bungalow on three sides.

## Kitchen

The kitchen is accessed through the dining room. Fitted with a range of floor and wall units, that also include an integrated fridge/freezer. There is space for a freestanding cooker, washing machine, and tumble dryer. The rear-facing window overlooks the back garden, and the room includes a wall-mounted radiator and a convenient breakfast bar. A door leads directly to the rear garden, where you'll find the door to the left where the boiler is located.



### Family Bathroom

The bathroom features a bath with a tiled surround and an overhead shower, complemented by a hand wash basin, WC, and bidet. A heated towel rail offers a very effective form of heating for this room.

### Master Bedroom

Situated at the rear of the bungalow, this generously sized room features both side and rear-facing windows, wall-mounted radiators, and ample space for large wardrobes. It also enjoys the added luxury of an en suite bathroom.

### Ensuite

The modern en-suite features a rear-facing window and is fully tiled from floor to ceiling. It includes a walk-in shower, WC, and a hand wash basin set within a vanity unit offering convenient storage. A wall-mounted radiator completes the space, ensuring comfort and functionality.

### WC

There is a useful wc off the hallway, idea for when family and friends are visiting.

### Office or Bedroom 2

Currently utilised as an office, this room could easily be converted back into a bedroom. It features a side-facing window, wall-mounted radiators, and a wash basin with a vanity unit. There is also ample space for storage, making it a versatile and functional area.

### Bedroom 3

The smallest of the bedrooms, this room comfortably accommodates a single bed with additional space for storage. It features a side-facing window and a wall-mounted radiator.

### Bedroom 4

Situated at the front of the bungalow, this spacious and light-filled room enjoys both front and side-facing windows. It features a hand wash basin set within a stylish vanity unit and offers ample space for storage.

### Gardens and Garage

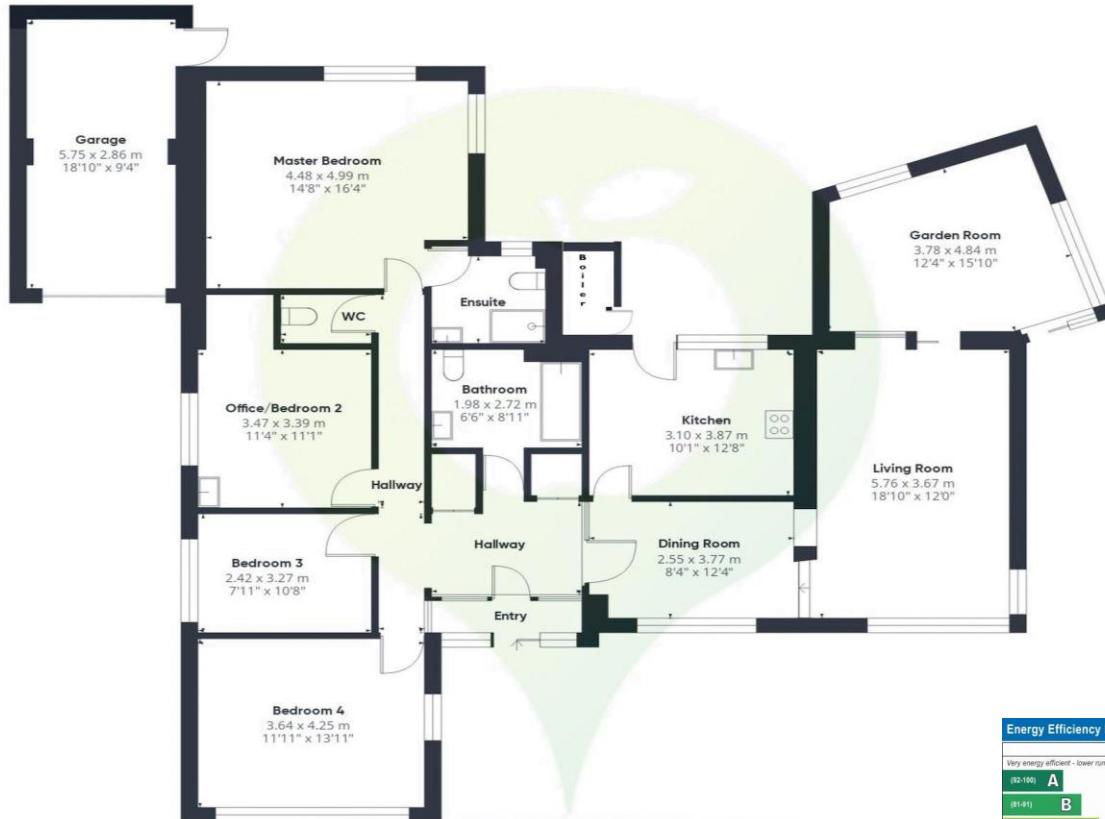
This bungalow benefits from well-maintained wrap around gardens on three sides, thoughtfully designed for ease of upkeep. The front garden is attractively landscaped and laid with golden gravel, complemented by a variety of mature shrubs and trees that provide year-round interest.

To the rear, the private garden features a paved patio area, with steps leading up to a gravelled area, again bordered by established planting including shrubs and trees, offering a tranquil outdoor space.

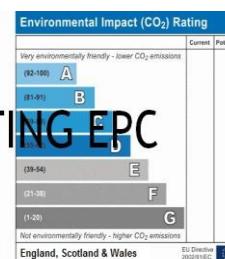
Additionally, the property benefits from a single garage situated at the rear, which is conveniently accessed via a driveway running along the side of the bungalow, offering practical off-road parking and storage.

### Material Information

- Freehold Bungalow, built in the 1960's and extended in the 1990's
- EPC - to come
- Council Tax Band - F
- Services - Mains water, drainage and electric
- Oil fired central heating Boiler - 2 Years old, has not been serviced
- Loft - Boarded out with lighting and ladder
- Single Garage and off road parking
- Flood Zone - 1 low risk of flooding from rivers and sea
- Broadband - Ultrafast available - 1800mbps



Floor 1 Building 1



AWAITING EPC

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

163.6 m<sup>2</sup>

1761 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR



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