



Property Location

This four-bedroom detached house is situated in the highly desirable Abbey Manor Park residential estate on the western side of Yeovil. The property is within walking distance of parks, a primary school and shops. The town centre is a short drive away and offers plenty of shops, cafes, restaurants and a cinema. Yeovil has excellent train connections providing direct links to London, Exeter, Bristol and Bath.

3 Forde Park, Yeovil, BA21 3QP

Approximate Gross Internal Area = 126.2 sq m / 1358 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 140.7 sq m / 1514 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339226)



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.

Martin & Co Yeovil
18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>



Forde Park, Yeovil

Offers in the Region of £410,000



3 Forde Park

Yeovil

BA21 3QP

Key features:

• Four-Bedroom Detached Home

• Desirable Residential Setting

• Beautifully Presented and Maintained Throughout

• Double Glazing with Fitted Shutters

• Enjoyable Suntrap Garden

• Ground Floor W/C

• Close to Schools and Shops

• Driveway Parking and Garage

• Utility Room

• Ensuite

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This wonderfully presented four-bedroom detached family home is situated in the sought-after Abbey Manor Park in Yeovil. The property features a sitting room, kitchen, dining room, conservatory, utility, cloakroom, four bedrooms, family bathroom, ensuite, garage, garden and driveway parking. The property is in immaculate condition throughout and will make the perfect family home. Viewing is highly recommended to truly appreciate what this lovely home has to offer.

ENTRANCE HALL: Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the sitting room, kitchen, dining room, cloakroom, storage cupboard and the stairs which rise to the first-floor landing. Fitted welcome mat. Neutrally decorated walls and carpeted flooring. Two radiators.

SITTING ROOM 13' 9" x 11' 1" (4.2m x 3.4m) A generous sitting room featuring a media wall with built-in electric fireplace that offers adjustable LED settings. Double glazed window and doors leading to the adjacent conservatory. Light grey walls and beige carpet flooring. Two radiators.

KITCHEN/BREAKFAST ROOM 11' 1" x 8' 6" (3.4m x 2.6m) A modern kitchen complete with an impressive mixture of wall-mounted and fitted cabinets and drawers. Black granite breakfast bar, work surfaces and splashguards with an inset basin and drainer. Integrated fridge/freezer, dishwasher, electric oven, microwave and induction hob with cooker hood above. Additional storage beneath breakfast bar. Under cabinet and plinth lighting. Double glazed window to the rear. LVT flooring. One radiator.

DINING ROOM 11' 1" x 8' 6" (3.4m x 2.6m) An intimate dining room perfect for hosting and entertaining. Light grey walls and beige carpet flooring. Double glazed window to the front with fitted shutters. One radiator.

CONSERVATORY 12' 9" x 10' 9" (3.9m x 3.3m) A double glazed conservatory featuring a ceiling fan and double doors opening onto the garden patio. Tiled flooring.

UTILITY ROOM 4' 11" x 5' 2" (1.5m x 1.6m) Adjacent to the kitchen is the utility room which has matching cabinets and work surfaces. Space for a wine cooler and a washing machine. Wall-mounted boiler. Door providing access to the side of the property. LVT flooring.



CLOAKROOM 5' 10" x 2' 11" (1.8m x 0.9m) The downstairs cloakroom is fitted with a two-piece suite comprising of a white w/c and hand basin. Obscure double-glazed window to the front of the property. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the four bedrooms, bathroom, airing cupboard and the loft hatch above. The loft has a drop-down ladder and insulation. It is partly boarded and houses the water tank. The landing is neutrally decorated. One radiator.

BEDROOM ONE 14' 9" x 13' 5" (4.5m x 4.1m) A spacious double bedroom featuring a built-in wardrobe and attached ensuite. Three double glazed windows to the front of the property with fitted shutters. Light grey walls and light grey carpet. One radiator.

ENSUITE: A tiled shower room consisting of a three-piece suite comprising of a white w/c, hand basin and walk-in shower cubicle. Wall mounted vanity mirror. Obscure double-glazed window to the side of the property. One radiator.

BATHROOM 6' 6" x 6' 2" (2.0m x 1.9m) The family bathroom is fitted with a three-piece suite comprising of a white w/c, hand basin and bathtub with shower unit above. Fully tiled walls and tile effect vinyl flooring. Wall-mounted vanity mirror. Obscure double-glazed window to the rear of the property.

BEDROOM TWO 13' 9" x 8' 2" (4.2m x 2.5m) A double bedroom with neutral walls and a double-glazed window with fitted shutters to the front of the property. One radiator.

BEDROOM THREE 9' 10" x 7' 10" (3.0m x 2.4m) A good-sized bedroom with a freestanding wardrobe. Currently used as a home office but could also be utilised as a walk-in wardrobe or nursery. Double glazed window with fitted shutters. One radiator.

BEDROOM FOUR 8' 10" x 8' 6" (2.7m x 2.6m) A double bedroom with free standing wardrobe. Neutrally decorated walls and grey carpet. Double glazed window with fitted shutters. One radiator.

GARAGE 7' 10" x 19' 0" (2.4m x 5.8m) An incorporated garage with an up-and-over style door to the front. Water, electric and lighting fitted.

OUTSIDE: To the front of the property is ample driveway parking leading to the front entrance and garage. To the rear of the property is a private and enclosed garden laid to lawn. A suntrap patio area with electric and lighting. Mature flowers and shrubbery borders. Garden shed and gated access to the front. External lighting, power and water.

MATERIAL INFORMATION:
Council Tax Band: E
Tenure: Freehold
Gas Central Heating

