



**Connells**

**Knockdolian Steart Road  
West Camel YEOVIL**



### Property Description

A Delightful Three-Bedroom Detached Bungalow which is situated on the outskirts of the sought after village of West Camel and benefits from views and extensive garaging.

This charming three-bedroom detached bungalow offers an exceptional opportunity to enjoy single-storey living amidst countryside surroundings. Set on a generous plot, the property enjoys open views and provides excellent flexibility both inside and out.

The spacious and well-maintained accommodation comprises a welcoming entrance hall, a bright and airy living room with stunning wood burner, and a modern kitchen with windows framing the stunning rural outlook with adjoining dining area - ideal for both everyday living and entertaining. The property features three well-proportioned bedrooms, alongside a family bathroom.

Externally, the property is further enhanced by well maintained gardens to the front and rear, offering privacy and a perfect space to relax or entertain outdoors.

A key highlight is the extensive garaging: a detached garage and a further attached double garage, providing ample space for vehicles, storage, or workshop use. Generous driveway parking adds further convenience.

Perfectly positioned to enjoy village life while remaining within easy reach of nearby amenities, the A 303 and transport links, this is a rare opportunity to secure a spacious bungalow.

### Entrance Porch

Double glazed door to the front, radiator and double glazed window to the side and front of the property.

### Entrance Hall

Access to the property can be gained via the hall, which features a double-glazed door to the front. The area is also fitted with a radiator.

### Lounge

19' 11" x 13' 8" into recess (6.07m x 4.17m into recess)

An inviting lounge, naturally lit by a double-glazed window to the front of the property. Its principal feature is the multi-fuel burner, elegantly framed by a decorative timber surround and tiled hearth, with additional radiator ensuring warmth throughout the room.

### Dining Room

13' 10" x 11' 10" into recess (4.22m x 3.61m into recess)

The dining room is situated at the rear of the property, featuring double-glazed French doors that provide delightful outlooks over the garden onto fields and allow for seamless outdoor access. Practical features include a fitted radiator and helpful storage cupboard. A step conveniently links this area to the kitchen.

### Kitchen

11' x 8' 4" (3.35m x 2.54m)

This highly functional Kitchen is fitted with a range of 'up and over' units, all set beneath a stylish black marble-effect worktop and featuring a dedicated wine rack. Dual-aspect double-glazed windows provide pleasant views of both the rear and side of the property. The kitchen comes equipped with a fitted double electric oven and hob, and offers space for both a washing machine and dishwasher. For guaranteed comfort, the room benefits from both a radiator and luxurious underfloor heating. A double-glazed door provides convenient access to the side porch.

### Side Porch

The property benefits from a convenient side porch, accessible via a double-glazed door. This practical space is fitted with units and ample worktops and includes a dedicated recess to accommodate a small tumble dryer.

## Hallway

A practical hallway containing a handy storage cupboard and granting loft access for additional storage potential. The loft has power and light and is partially boarded. The hallway also houses two radiators and features a connecting door to the garage.

## Bedroom One

13' 2" Max x 11' 10" (4.01m Max x 3.61m)

Bedroom One is a comfortable double room featuring a double-glazed window to the rear, offering serene outlooks across the garden. It provides storage including extensive built-in overbed cupboards and built-in wardrobes. The room is also fitted with a radiator.

## Bedroom Two

11' 10" x 11' 5" (3.61m x 3.48m)

Bedroom two is a comfortable space benefiting from a double-glazed window to the rear of the property. Practicality is assured with a built-in-triple wardrobe, providing storage capacity. The room is completed with a radiator.

## Bedroom Three

10' 1" Max x 7' (3.07m Max x 2.13m)

A versatile bedroom that benefits from natural light due to its dual aspect position. With double-glazed windows facing the front and side, the room enjoys wide-ranging outlooks and is fitted with a radiator.

## Bathroom

The family bathroom is equipped for both relaxation and practicality. It features a full-size bath with mixer taps and an overhead shower, complemented by a heated towel rail and an additional radiator. Ample storage is provided by a built-in vanity unit which incorporates the wash basin, W/C and storage cupboards. The airing cupboard houses the water tank and natural light enters through a double-glazed window to the front.

## Outside

### Double Garage

27' 5" x 19' 2" (8.36m x 5.84m)

Convenience meets capacity in this attached double garage. Fitted with up-and-over doors, the space is enhanced by both light and power connections. Natural light is provided from two double-glazed windows to the rear and the boiler.

### Single Garage

18' 10" x 9' (5.74m x 2.74m)

The property includes a detached single garage. It is fitted with up-and-over door and benefits from both light and power, making it ideal for storage or as a workshop space.

## Garden

The enclosed wrap around garden offers privacy and beautiful surroundings, bordered securely by both fencing and a brick wall. The expansive lawn area flows from the rear to the side of the property, complemented by a dedicated patio and pathway. A delightful feature is the established apple tree and tranquil views extending across open fields.

## Parking

To the front of the property there is a concrete driveway, the drive offers ample parking for the property as well as access to the garages.

## Situation

The bungalow is situated on the outskirts of the village of West Camel. The village has a public house, church and village hall. Local amenities can also be found in the neighbouring village of Queen Camel which has a post office, health centre and school.

Main train line is located 5.7 miles away at Yeovil Pen Mill. Closest convenience store is located 1.2 miles away. Three primary schools within a 4 mile radius of the property.









**Floor Plan**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: E    Council Tax  
 Band: D

Tenure: Freehold

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