



Silverdale, Main Street



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Mudford, Yeovil, Somerset BA21 5TF

Yeovil 3 miles. Sherborne 5 miles.

A deceptively spacious, three bedroom detached bungalow, situated in this popular Somerset village, offering a large attractive enclosed garden backing onto fields. EPC Band D

- Charming Detached Three Bedroom Bungalow
- Three Reception Rooms
- Garden Room
- Superb, Enclosed Garden
- Council Tax Band D
- Situated in a popular village location
- Spacious Kitchen with separate Utility Room
- Modern Shower Room
- Freehold

Guide Price £325,000

SITUATION

Situated in the heart of Mudford village, Silverdale is well positioned with nearby amenities including a church, village hall, public house and a farm shop in Hinton. Yeovil is just three miles away, offering a wide range of shopping, recreational, and educational facilities, as well as a mainline rail link to Exeter and London Waterloo. Sherborne, known for its independent shops, cultural attractions and famous Abbey, is also close by.

DESCRIPTION

Silverdale is a traditionally built detached bungalow of brick construction under a tiled roof. It offers deceptively spacious accommodation, with three reception rooms, garden room, well equipped kitchen with separate utility room, three-bedrooms and a modern shower room. The property benefits from double glazed windows and doors throughout, along with night storage heating and a wood burner. It occupies a generous plot of almost 0.25 acre with far-reaching views over open fields to the rear. Located in the sought-after village of Mudford, the property is offered in excellent order throughout and benefits from versatile living space together.



ACCOMMODATION

A frosted UPVC double-glazed front door opens into a welcoming entrance hall, featuring two night storage heaters, a dado rail, laminate flooring, a phone point and access to the loft. From here, doors lead to all three bedrooms, the shower room, the utility room and the snug. The snug is a cosy and inviting space with a woodburner, built-in cupboards, laminate flooring and a picture rail. A side-facing UPVC double-glazed window provides natural light, and glazed double doors open through to the kitchen. This room is bright and well-appointed, with roll-top work surfaces, a stainless-steel sink unit, fitted cupboards and drawers, and a built-in larder cupboard. There is space and plumbing for a dishwasher, space for a Rangemaster cooker (included), and room for an upright fridge/freezer. Two UPVC double-glazed windows overlook the rear and side aspects, and a further UPVC door leads out to the rear garden. A door with a step leads up into the lounge.

The lounge is a comfortable reception room featuring a focal fireplace, laminate flooring, a dado rail, coved ceiling and both TV and phone points. A concertina door opens into the garden room. The garden room is a lovely extension of the living space, with laminate flooring and both double opening doors and sliding patio doors leading directly to the rear garden and patio area, allowing natural light to flood the room.

The principal bedroom includes a built-in double-fronted wardrobe with overhead storage, a picture rail, laminate flooring and a front-facing UPVC double-glazed window. The second bedroom also features a built-in wardrobe with overhead storage, a picture rail, laminate flooring and a front-facing UPVC window. The third bedroom mirrors these features, offering a built-in wardrobe with overhead storage, a picture rail, laminate flooring and a side-facing UPVC window. The shower room is modern and well-fitted, with a spacious double-width shower cubicle, a vanity sink unit, low-flush WC, inset ceiling spotlights and deluxe vinyl flooring. A side-facing UPVC double-glazed window provides natural light.

The utility room offers space and plumbing for a washing machine, room for a freezer, and laminate flooring, providing a practical and functional area separate from the main kitchen space.

OUTSIDE

Outside, the front garden is laid to lawn with established flowerbeds and is enclosed by a combination of walling, fencing and hedging. A pathway leads directly to the front door, creating an attractive approach to this charming village home.

The rear garden is a particular feature of the property. This attractive and mature space offers a high degree of privacy and an enviable backdrop of open fields. It includes a paved patio area and a generous L-shaped lawn bordered by well-stocked flowerbeds, shrubs and trees. Additional features include a brick-built garden store, three timber sheds and a woodstore. The garden is fully enclosed by fencing and hedging, with a timber gate providing access to the public parking area, and iron gates to the side leading to the front.

SERVICES

Mains Electricity, Water and Drainage are connected.
Night Storage Heater and Woodburner.
Mobile Coverage : EE, Three, O2 and Vodafone (some services may be limited - Ofcom)
Broadband : Standard, Superfast and Ultrafast (Ofcom)
Flood Risk Status : Surface water - Low. Rivers and Seas - Very Low (Environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

What3words:///damage.insurance.salt

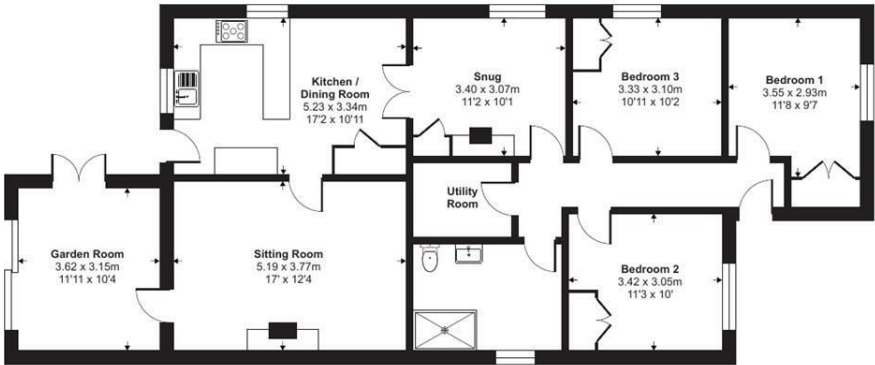
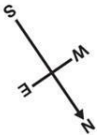
From the centre of Yeovil by the hospital roundabout head north to the college roundabout and take the 3rd exit onto Mudford Road. Continue on this road and on entering the village of Mudford. Continue towards the pub and the property will be found on the right hand side, just after the car park.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1249 sq ft / 116 sq m
For identification only - Not to scale



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	62	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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