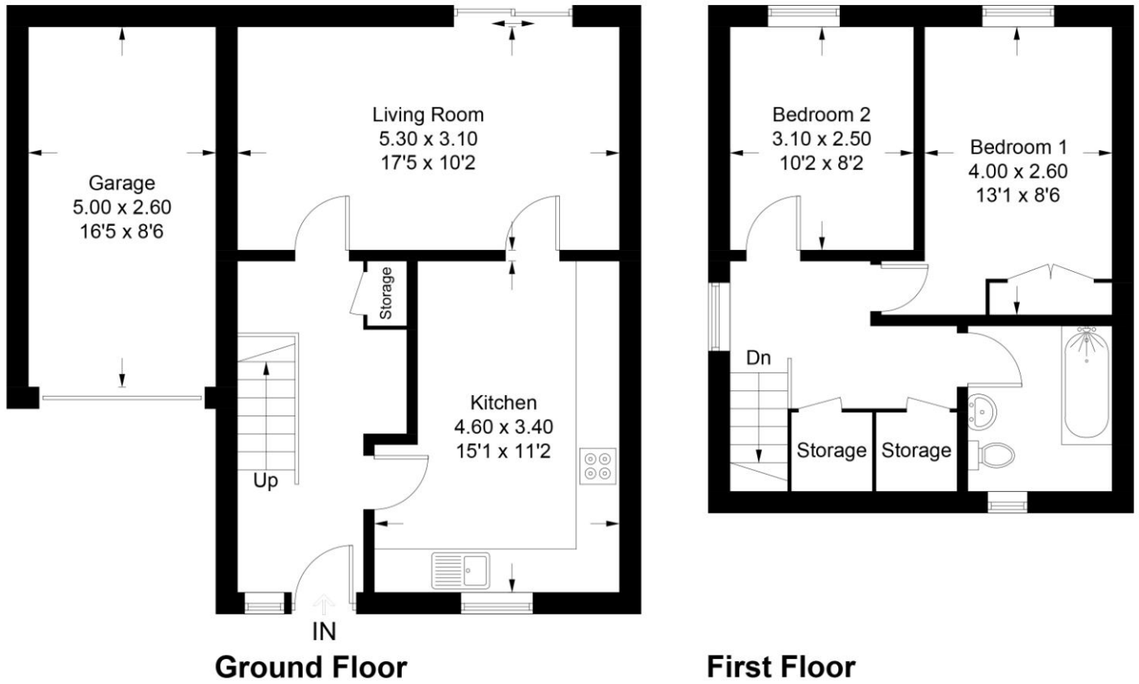
Property Location

This two-bedroom semi-detached property is situated in the quiet somerset village of Queen Camel. The village benefits from a primary school, convenience shop, pub and doctors' surgery all within walking distance. The market towns of Yeovil and Sherborne are a 15-minute drive away and offer plenty of shops and restaurants as well as other amenities.

13 Mildmay Drive, Queen Camel, BA22 7NZ

Approximate Gross Internal Area = 76.2 sq m / 820 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 89.2 sq m / 960 sq ft



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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.

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Mildmay Drive, Queen Camel

Offers In Region Of £225,000

MARTIN&CO

13 Mildmay Drive

Yeovil

BA22 7NZ

Key features:

- Two Bedroom Semi-Detached Home
- Cul-De-Sac Location
- No Forward Chain
- Single Garage
- Quiet Village Setting
- Off Road Parking for Two Cars
- Double Glazing
- Private Rear Garden

Why you'll like it

This presentable two-bedroom semi-detached property is situated in a quiet cul-de-sac in the somerset village of Queen Camel. This home features a living room, kitchen, two double bedrooms, family bathroom, front and rear gardens, a single garage and driveway parking for two cars. Benefiting from being in no forward chain. Early viewing is recommended.

ENTRANCE HALL: As you enter the property through the double-glazed door you are welcomed into a bright and airy entrance hall which provides access to the kitchen, living room, storage cupboard and the stairs rising ahead to the first floor. The hall has neutral walls and light brown carpet. One radiator.

LIVING ROOM 17' 4" x 10' 2" (5.3m x 3.1m) A spacious living and dining room which features a centrally positioned electric fireplace and double-glazed French doors leading to the rear garden. Neutrally decorated walls and carpeted flooring. Two radiators.

KITCHEN 15' 1" x 11' 1" (4.6m x 3.4m) A modern kitchen with plentiful wooden cabinets and drawers. Black work surfaces with inset stainless-steel basin and drainer. Integrated fridge/freezer, washing machine, dishwasher, electric oven, microwave and electric hob with retractable cooker hood above. The kitchen has light blue tiled splashguards and under cabinet lighting. Tiled flooring and a double-glazed window to the front of the property.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the two double bedrooms, bathroom, two large storage cupboards and the loft hatch above. The landing has white wooden banisters and neutral walls. Grey carpet and a double-glazed window to the side of the property. One radiator.

BEDROOM ONE 13' 1" x 8' 6" (4.0m x 2.6m) A double bedroom with built-in wardrobe and double-glazed window to the rear of the property. Neutral walls and grey carpet. One radiator.

BEDROOM TWO 10' 2" x 8' 2" (3.1m x 2.5m) The second double bedroom has neutrally decorated walls and grey carpet. Double glazed window to the rear. One radiator.

BATHROOM 7' 6" x 6' 6" (2.3m x 2.0m) The family bathroom has a three-piece suite comprising of a white w/c, hand basin and bathtub with shower above. Partial white tiled walls and vinyl flooring. Double glazed window.

GARAGE 16' 4" x 8' 6" (5.0m x 2.6m) An attached single garage with an up-and-over door to the front. The garage has above rafter loft storage and electrical outlets and lighting fitted.

OUTSIDE: To the front of the property is driveway parking suitable for two cars in tandem and leads to the single garage. Front garden laid mostly to lawn with raised bed and shrubbery boarders. Side gate access to the rear garden. To the rear of the property is a low maintenance garden laid with stone chippings and patio. Rain water tank and external electrical outlet.