



Property Location

Nestled in a quiet set-back area of central Yeovil with all town centre amenities in easy walking distance including shops, restaurants, cinema, theatre, schools, leisure centre, country park and doctors' surgery.

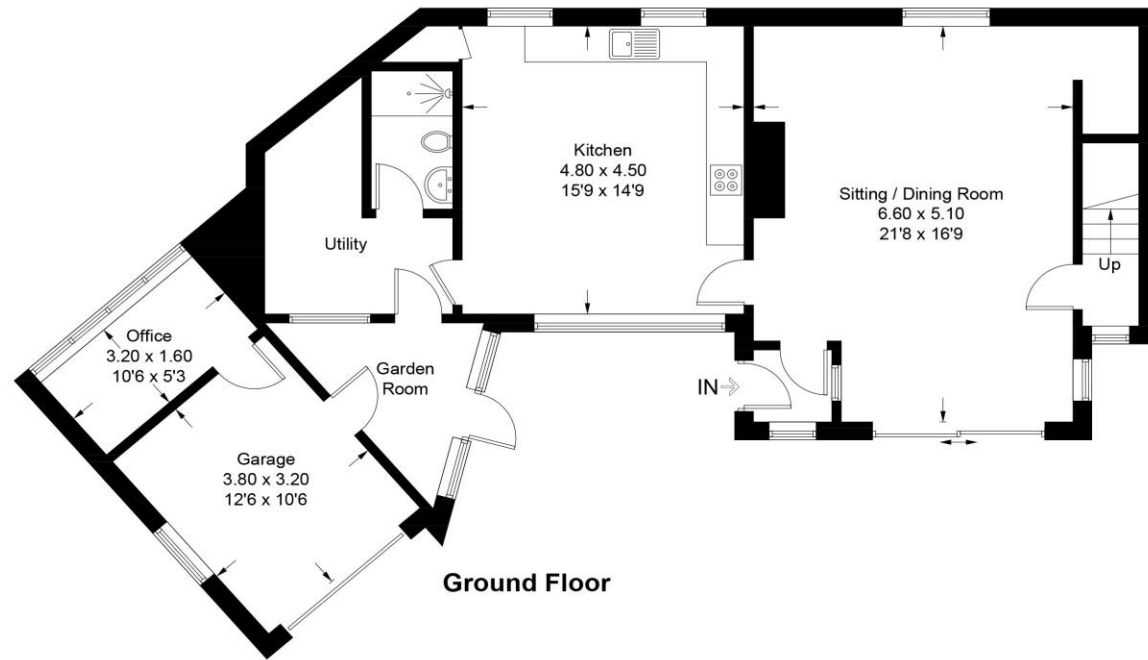
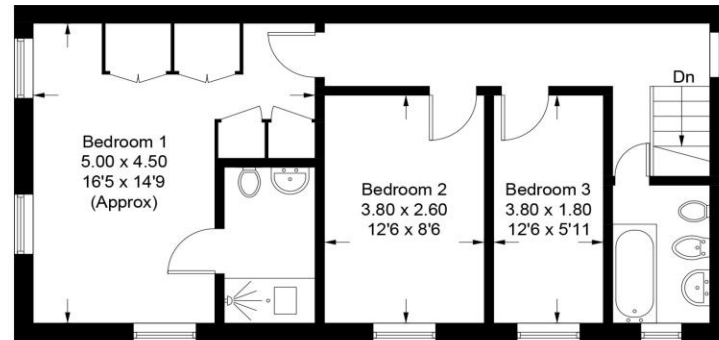


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124342)



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.



Hendford, Yeovil

Asking Price Of £399,000



64 Hendford
Yeovil
BA20 1UR

Key features:

- Period Detached House
- Enclosed Walled Garden
- Large Kitchen and Utility
- Three Bedrooms, Three Bathrooms
- Spacious Accommodation Throughout
- Driveway and Garage
- Work Shop and Office
- Central Location



Why you'll like it

Impressive period property, formerly a coach house to the nearby grand Georgian properties of Hendford in central Yeovil. With scope for further modernisation in some areas, this is a very spacious family home with garden, garage and gated off-road parking nestled in a tucked away cul-de-sac location but convenient for all the town centre amenities.

ENTRANCE PORCH Double glazed front door opening into a porch area with further door leading into the main reception room. Double glazed window to the front and single glazed decorative window overlooking the front reception area. Wooden laminate flooring and yellow walls.

SITTING/DINING ROOM 21' 7" x 16' 8" (6.6m x 5.1m) Very spacious reception room with plenty of space for both seating and dining areas. Large sliding double glazed doors opening to the front and one window at the rear plus velux with fitted blind over the front extension giving plenty of light. A chimney breast gives a lovely focal point for the room (n.b. the chimney itself is long since removed) with electric fireplace along with a framed arch way at the rear of the room into the under-stairs areas, providing storage space. There are two single glazed orate windows at the front - into the porch and the stairwell. Neutral decor and green carpet. Two radiators.

KITCHEN/DINER 15' 8" x 14' 9" (4.8m x 4.5m) Large family kitchen with arched double glazed window to the front and two double glazed windows to the rear. There is a range of dark blue and light blue kitchen units for storage, plus a built-in pantry to the rear. Partial wooden dadding to the walls and ceiling, and washed-oak laminate flooring. Space for electric or gas oven and fitted extractor above, further appliance space for dishwasher and fridge freezer. Worcester gas combi boiler and radiator.

UTILITY ROOM To the side of the kitchen is the utility room. The utility has fitted units and a wood-laminate work surface with a white ceramic Belfast sink.

Appliance space for washing machine and tumble dryer. Blue paintwork and cream tiles. Washed-oak laminate flooring.

SHOWER ROOM Ground floor shower room with white suite of WC, basin set in fitted cupboard and large shower cubicle with electric shower. Washed oak laminate flooring and white-marble effect splash board walls. Extractor fan and electric heated towel rail.

GARDEN ROOM To the left of the main front entrance to the house is the second entrance via the garden room / potting shed. This triangular room links the utility to the garage and home office / storage area. With shelving fitted to the walls and outside tap. Tiled floor, perspex roof and single glazed aluminium door and windows.

GARAGE 12' 5" x 10' 5" (3.8m x 3.2m) With black 'up and over' door to the front and door to the garden room to the side and office / store to the rear. Electric points and light.

STORE / OFFICE 10' 5" x 5' 2" (3.2m x 1.6m) Previously used as a home office but more recently for storage, the room at the rear of the garage provides useful ancillary space. There is shelving fitted, electric lights and sockets. Single glazed windows to the rear.

STAIRS AND LANDING Neutral carpeted stairs rise to the first floor landing / corridor which stretches the length of the first floor to the master bedroom. White walls with dark green woodwork. Single glazed window at the foot of the stairs to the front and double glazed window to the side on the landing. Radiator and loft hatch.

BEDROOM ONE 13' 1" x 14' 9" (4m x 4.5m) Large master bedroom with three double glazed windows to the front and side. Plenty of storage with large fitted double wardrobes as well as two fitted airing cupboards. Grey carpet and neutral decor. Radiator.

BEDROOM TWO 12' 5" x 8' 6" (3.8m x 2.6m) Double bedroom with double glazed window to the front. Neutral carpet and lilac painted walls. Radiator and hatch to a partially boarded loft running above the bedrooms.

BEDROOM THREE 12' 5" x 5' 10" (3.8m x 1.8m) Good sized single bedroom with double glazed window to the front. Neutral carpet and blue/white painted walls. Radiator.

BATHROOM Family bathroom still with original '80s features including blue and white decorative tiling and teal-coloured bath, basin set in a cupboard and bidet. White WC. Double glazed window to the front and extractor fan. Chrome heated towel rail and electric fan heater.

ENSUITE En-suite shower room to bedroom one with velux window and extractor fan. Large shower cubicle with mains 'waterfall' style shower head. Fitted cream furniture with white WC and basin. Cork-style tiled flooring and white-marble splash board walls. Heated towel rail.

GARDEN Fully enclosed garden with archway and gate adjacent to the garage. The garden has a very secluded private feel despite the property being centrally located. Mostly laid to patio and borders with mature planting and a small wildlife pond with waterfall (not currently in use). There is a double glazed summer house perfect for use as either a green house or potting shed. At the rear of the garden is a large wooden store / work shop. In need of some TLC, this is a large space with shelving and work benches fitted.

DRIVEWAY The house is approached via shared driveway past number 66 Hendford and a private wrought iron set of gates into the parking area to the front of the house, which has space for 3 cars.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

