



## Property Location

Homefield Court is found in the rural South Somerset village of Marston Magna, surrounded by beautiful countryside.

The village is also conveniently a short drive from major transport route the A303, plus Yeovil town centre with its many amenities including supermarkets, regional hospital, cinema, theatre and much more.

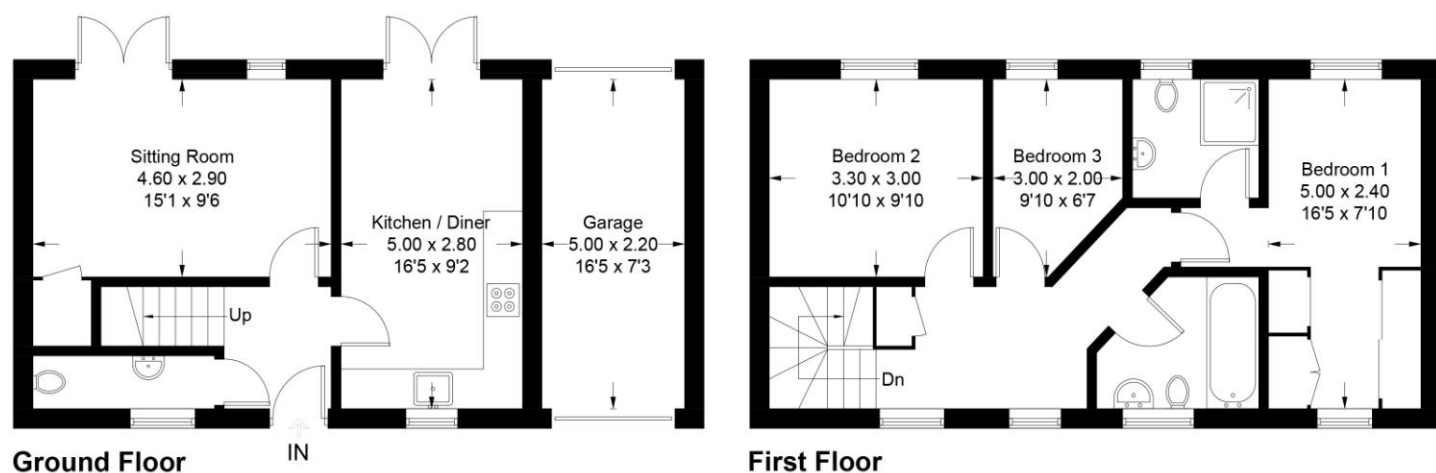


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID954424)



**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.

## Homefield Court, Marston Magna

Asking Price Of £315,000



2 Homefield Court

Yeovil

BA22 8DJ

Key features:

- Village Location
- Oil Fired Central Heating
- Large Garden
- Garage
- Master En Suite with Dressing Area
- Kitchen-Diner
- Double Glazed Throughout
- Downstairs Cloakroom



Why you'll like it

A beautifully appointed 3-bedroom modern village property with large garden, garage and parking. With spacious accommodation including kitchen-diner, sitting room, cloakroom, family bathroom and three bedrooms with master en suite, this house has so much to offer. In a cul-de-sac location off the main road through Marston Magna, early viewing is highly recommended.

ENTRANCE HALL A pale green double glazed front door leads into a wide entrance hall, with stairs rising to the first floor to the left and doors opening to the ground floor rooms. Neutral decor and oak-effect laminate flooring. Radiator.

SITTING ROOM 15' 1" x 9' 6" (4.6m x 2.9m) Good sized reception room with double glazed French doors opening onto the back garden patio, as well as a separate double glazed window. Neutral decor and carpet. Large built in storage cupboard. Two radiators.

KITCHEN/DINER 16' 4" x 9' 2" (5m x 2.8m) Modern kitchen with dining area to the rear, and double glazed French doors leading to the back garden. Tile-effect vinyl flooring. Neutral decor and cream mosaic wall tiles. Cream units and drawers with a wood-effect laminate work surface. Integrated double electric oven, hob and extractor fan. Double glazed window to the front. Two radiators. Oil boiler.

CLOAKROOM Ground floor WC with white toilet and pedestal basin. Oak-effect laminate flooring, neutral walls with white tiled splashback. Double glazed window to the front and ceiling extractor. Radiator.

STAIRS AND LANDING Neutral carpeted stairs rise to the first floor landing. The first floor

extends above the integral garage and so is a larger footprint than the ground floor accommodation. Two double glazed windows to the front, making the first floor light and airy. Two radiators and loft hatch. Cupboard housing the Mega Flo hot water system.

MASTER BEDROOM 16' 4" x 7' 10" (5m x 2.4m) Spacious double bedroom with dual aspect double glazed windows, en suite shower room and fitted wardrobe dressing room area. Neutral decor and carpet, and two radiators. Light wood-effect fitted furniture, aerial and telephone points.

EN SUITE Shower room with white modern toilet, basin and shower cubicle. Double glazed window to the rear. Modern white tiling and new flooring. Ceiling spot lights and extractor fan. Radiator.

BEDROOM TWO 10' 9" x 9' 10" (3.3m x 3m) Double bedroom with rear aspect double glazed window. Neutral decor and carpet. Radiator, aerial and telephone points.

BEDROOM THREE 9' 10" x 6' 6" (3m x 2m) Single bedroom with rear aspect double glazed window. Currently used as a study by the current owner. Neutral decor and carpet. Radiator.

BATHROOM Family bathroom with white modern toilet, basin and bath with hand-show attachment. Double glazed window to the front. Neutral decor, white tiling and new flooring. Ceiling spot lights and extractor fan. Radiator.

GARAGE 7' 2" x 16' 4" (2.2m x 5m) With 'up and over' doors to the front and rear, allowing easy access to the rear of the house. Providing plenty of useful storage space.

GARDEN A side passage with gate leads to the rear garden. As the end/corner plot this is a good size with neat hedging to the rear boundary. Fencing to the left and right-hand boundaries. The garden is mostly laid to lawn with borders to the edges and with a patio area adjacent to the house. The oil tank is subterranean at the rear of the garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

