



## Property Location

Perfectly situated within easy reach of local village amenities and at hand transport links via the A303. The market towns of Yeovil and Sherborne are short 20-minute drives away.

### 4 Hardwarden Terrace, High Street, Sparkford, BA22 7JQ

Approximate Gross Internal Area = 132.7 sq m / 1428 sq ft

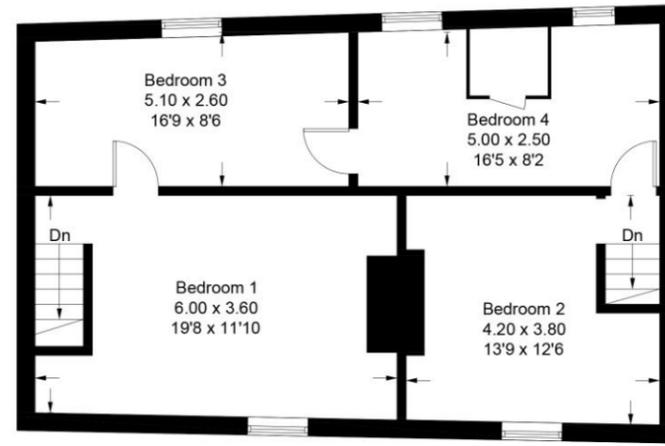
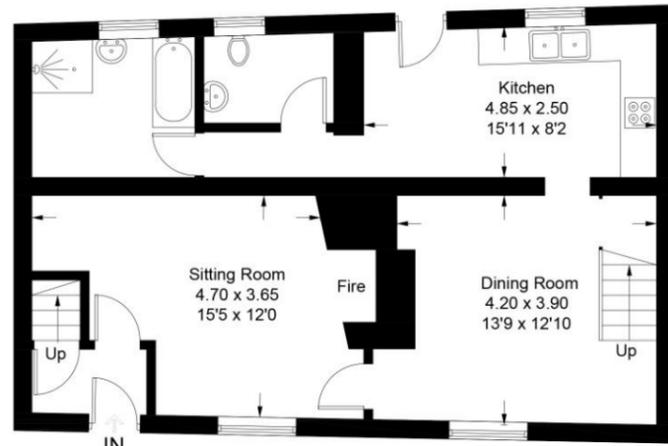


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1196229)



**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.



## High Street, Sparkford

Asking Price Of £250,000



4 Hardwarden Terrace  
Sparkford  
BA22 7JQ

Key features:

- Period Property
- Modernisation Required
- Original Fireplace with Bread Oven
- Large 30m Garden to Rear
- Large Brick Out-Building
- Four Double Bedrooms
- Two Staircases
- Electric Storage Heaters Fitted



Why you'll like it

Amazing Opportunity! To purchase this incredibly spacious 4-bedroom period village property with huge scope to add value with large 30m garden to the rear. With modernisation required, this property is full of character and has such potential, with period features such as the fireplace with original bread oven, two staircases and quirky features throughout. Early viewing recommended!

**ENTRANCE HALL** Original solid wood front door opening into a small entrance hallway. Vinyl flooring and blue painted walls. Door ahead with stairs rising to the first floor behind. Door leading to the sitting room. Electric consumer unit and meter in cupboard.

**SITTING ROOM** 15' 5" x 11' 11" (4.7m x 3.65m) The first of two reception rooms with fireplaces, the sitting room benefits from an open small inglenook with large wood-burner fitted and the original bread oven set into the alcove. Single glazed window to the front. Red carpet and taupe-coloured walls. Electric storage heater.

**DINING ROOM** 13' 9" x 12' 9" (4.2m x 3.9m) Reception room with single glazed window to the front. Fireplace currently covered over. Stair case rising to the first floor with cupboard/storage area beneath and door leading to the kitchen. Red carpet and stone walls with taupe-coloured paint. Electric storage heater.

**KITCHEN** 15' 10" x 8' 2" (4.85m x 2.5m) Good sized kitchen in need of modernisation. Single glazed window and wooden door opening to the rear garden. Cream coloured fitted kitchen with laminate work top.

Brown carpet and taupe-coloured walls.

**REAR HALLWAY** From the kitchen a hallway leads along the rear of the house, with doors opening to the ground floor WC and bathroom. Brown carpet and taupe-coloured walls. Electric storage heater.

**WC Ground floor** WC with white toilet and pedestal basin. Blue painted walls and brown carpet. Single glazed window to the rear.

**BATHROOM** Ground floor bathroom with white bath and pedestal basin. Shower cubicle with electric shower. Brown carpet and blue painted walls. Single glazed window to the rear. Dimplex wall electric heater.

**STAIRS** There are two staircases rising to the first floor, one at either end of the property. From the dining room the stairs are uncarpeted wood and open to a small landing with sliding door into bedroom 2 and door ahead into bedroom 4. From the entrance hall the stairs have brown carpet and open to bedroom 1.

**BEDROOM ONE** 19' 8" x 11' 9" (6m x 3.6m) Large double bedroom with single glazed window to the front. Brown carpet and blue painted walls.

**BEDROOM TWO** 13' 9" x 12' 5" (4.2m x 3.8m) Double bedroom with single glazed window to the front. Floorboards and pink painted walls.

**BEDROOM THREE** 16' 8" x 8' 6" (5.1m x 2.6m) Double bedroom with single glazed window to the rear. Brown carpet and blue painted walls.

**BEDROOM FOUR** 16' 4" x 8' 2" (5m x 2.5m) Double bedroom with 2 single glazed windows to the rear. Brown carpet and blue painted walls. Cupboard built centrally housing the hot water immersion tank.

**OUTSIDE** To the rear of the house is a good sized patio with brick out-building. Beyond this is a large garden extending approximately 30m to the rear. Laid in lawn with mature trees and hedging to the sides. There is a right of access across the middle of the garden for the neighbouring terrace properties to a side pathway that gives useful rear access to the gardens.



%epcGraph\_c\_1\_231%

