



Manzilna, Main Street



# Manzilna, Main Street

Mudford, Yeovil, Somerset BA21 5TF

Yeovil 3 miles. Sherborne 5 miles.

A very well appointed two bedroom detached bungalow, situated in the heart of this popular village, benefitting from low maintenance gardens to the front and rear, ample off road parking, garage and summerhouse. EPC Band D.

- Village Location
- Kitchen and Conservatory
- Shower Room
- Extensive Parking
- Freehold
- Two Reception Rooms
- Two Double Bedrooms
- Low Maintenance Gardens
- Garage and Summerhouse
- Council Tax Band D

Guide Price £385,000

## SITUATION

Manzilna is situated in the heart of Mudford village, which benefits from an excellent public house, church, village hall and a farm shop in Hinton. Yeovil is just 3 miles away offering an excellent range of shopping, recreational and scholastic facilities together with a mainline rail link to Exeter and London Waterloo. Sherborne, which is known for it's independent shops, cultural attractions and famous Abbey is within approximately 5 miles.

## DESCRIPTION

Manzilna is a very well-appointed, two-bedroom detached bungalow presented in excellent decorative order throughout. The property benefits from oil-fired central heating and uPVC double-glazed windows and doors. The bungalow is light and airy and offers well-balanced accommodation, including two reception rooms, a well-fitted kitchen and a large conservatory to the rear. The conservatory overlooks the attractive and private courtyard garden, which features a selection of garden sheds and a summerhouse, creating an ideal space for relaxation and entertaining. There are two generous double bedrooms, a modern shower room, and the additional benefit of a fully carpeted attic room with two windows, suitable for a variety of uses. Outside, the property enjoys a long driveway providing parking for approximately five to six vehicles, together with access to a detached single garage.



## ACCOMMODATION

A uPVC entrance door opens into the entrance hall, with doors leading to the sitting room and bedrooms, as well as an inner hallway providing access to three useful storage cupboards and hatch access to the roof void. The loft is fitted with an aluminium ladder and leads to a particularly useful attic room with windows on two aspects, and which benefits from power and lighting. The sitting room enjoys dual-aspect views and features an ornamental fireplace, coved ceiling and an archway leading through to the dining room. The dining room has a side-facing window and patio doors opening onto the rear. A glazed door leads into the well-fitted kitchen, which comprises a stainless steel sink with mixer tap, adjoining worktops, and a range of floor and wall-mounted cupboards and drawers. There is an integrated electric hob with extractor hood over, electric oven and grill, together with a tiled floor. A door returns to the hallway, while an obscure glazed door leads into the conservatory. The conservatory runs the full width of the bungalow and features a tiled floor, windows overlooking the rear courtyard garden, and a door to the side. The Grant oil-fired boiler is also located here.

Bedroom one enjoys a front aspect and is fitted with built-in wardrobes. The shower room comprises a shower cubicle, low-level WC and pedestal wash hand basin, with tiled walls and flooring. Bedroom two overlooks the conservatory and also benefits from fitted wardrobes

## OUTSIDE

The property is approached via a concreted driveway providing parking for several vehicles, complemented by a low-maintenance gravelled front garden enclosed by a low wrought-iron fence and planted with a variety of shrubs and trees.

To the side of the bungalow, a pair of double wooden gates opens onto a further driveway offering parking for two to three vehicles and access to the garage. The garage is fitted with a metal up-and-over door and benefits from power and lighting, along with a useful utility area incorporating a worktop, space and plumbing for both a washing machine and tumble dryer, and a built-in fridge. A side door provides convenient external access.

From the driveway, a gateway leads into a large paved sun terrace featuring attractive raised beds, a gravelled seating area and two useful garden sheds. There is also a summerhouse/log cabin connected to power, together with a practical lean-to garden store. The oil tank is discreetly positioned to the side of the property.

The private courtyard garden is a wonderful sun-trap and ideal for outdoor entertaining, further enhanced by external power points and a water butt.

## SERVICES

Mains water, electricity and drainage are connected  
Oil Fired Central Heating  
Broadband : Standard, Superfast and Ultrafast (Ofcom)  
Mobile coverage : EE, Three, O2 and Vodafone (Ofcom some services may be limited)  
Flood Risk Status : Very low risk (environment agency)

## VIEWINGS

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

## DIRECTIONS

What3words:///submits.engineers.dark - 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 Manzilina will be seen on the right hand side, clearly identified by our For Sale board.



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 = 1797 sq ft / 166.9 sq m  
 Garage = 196 sq ft / 18.2 sq m  
 Outbuilding = 75 sq ft / 6.9 sq m  
 Total = 2068 sq ft / 192 sq m  
 For identification only - Not to scale

**Ground Floor**

- Summer House: 3.04 x 2.28m / 10' x 7'6"
- Conservatory: 6.68 x 1.88m / 21'11" x 6'2"
- Bedroom 1: 3.55 x 3.19m / 11'8" x 10'6"
- Kitchen: 3.38 x 2.67m / 11'1" x 8'9"
- Dining Room: 3.42 x 2.24m / 11'3" x 7'4"
- Sitting Room: 4.53 x 4.37m / 14'10" x 14'4"
- Bedroom 2: 3.85 x 3.02m / 12'8" x 9'11"

**First Floor**

- Garage: 6.99 x 2.61m / 22'11" x 8'7"
- Loft Space: 9.86 x 7.28m / 32'4" x 23'11"
- Store

Ground Floor

First Floor

5 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1448210



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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