



6, Swallowcliffe Gardens



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Yeovil, Somerset BA20 1DQ

Yeovil Junction Railway Station 2.9 miles A303 5.9 miles

A much-loved 1930's Detached House with beautiful large established gardens, Kitchen, 3 Reception Rooms, 4 Bedrooms, Bathroom and a generous Loft Conversion, Garage and off-road parking. No Onward Chain. EPC Band E.

- Sitting Room, Dining Room
- 3 Double & 1 Single Bedrooms & Family Bathroom
- Garage & off road parking
- Beautifully established gardens with wonderful trees, shrubs and flower borders of almost 1/5 acre
- Council Tax Band F
- Kitchen and very large Conservatory
- Large Attic Room with views over the garden
- Period features throughout
- Freehold

Guide Price £425,000

SITUATION

6 Swallowcliffe Gardens occupies a peaceful cul-de-sac position within easy walking distance of the town centre and its amenities. The property is close to Sidney Gardens, an attractive green space created to commemorate Queen Victoria's Diamond Jubilee in 1897. Surrounded by mature trees and gardens, it benefits from off-road parking and a garage. Yeovil offers a wide range of shopping, leisure and educational facilities, together with a mainline railway station providing services to London Waterloo and Exeter.

DESCRIPTION

Built in the 1930s of brick with part pebble dash rendered elevations beneath a tiled roof, this attractive family home retains a wealth of period character, including original leaded stained-glass windows, original doors, picture rails, fireplaces and wood panelling in the hallway. Having been in the same family for 64 years, the property is presented in excellent order and offers well-proportioned accommodation, enhanced by a conservatory and loft conversion.

A particular feature are the beautiful rear gardens, originally laid out by the renowned local horticulturalists, Scotts Nurseries. Fully enclosed, partly walled and enjoying a high degree of privacy, they provide a wonderful setting for family life. The property offers an exciting opportunity for a new owner to personalise and create a superb long-term home.



ACCOMMODATION

Feature glazed double doors open into the porch with quarry tiled floor and a wonderful ornate stained glass leaded front door with matching side panels leads into the large welcoming entrance hallway with stairs rising to the first floor, understairs cupboard built into original wood panelling. To the front is a lovely Sitting Room with bay window and fireplace with open fire, tiled surround and hearth. The Kitchen has lovely views over the garden, a larder with shelving and a window, there is a large fireplace currently housing the cooker, wall and floor units with stainless steel sink and a useful built-in cupboard. Door to side lobby with access to two cupboards, one housing the boiler and door to outside. The dining room has a Minster stone fireplace and sliding doors opening into the very large conservatory which overlooks the garden with doors to outside. This wonderful room has hosted many family gatherings and parties over the years.

Steps up to a small landing leading to the cloakroom with WC and wash hand basin, the stairs continue to rise to the first floor landing. Bedrooms 1 and 2 have built-in wardrobes, Bedrooms 1 & 3 have wonderful views over the garden and bedroom 4 has built-in storage, the family bathroom comprises an enclosed bath with electric shower over, vanity wash hand basin and high level WC. There is a useful airing cupboard and stairs turn and rise to the 2nd floor with door to eaves storage and a glazed door leads into a generous attic room which would make a wonderful hobbies room or study. There is further eaves storage and a large window providing a panoramic view of the garden below.

OUTSIDE

To the front of the property is a tarmac driveway with off road parking for up to 3 cars, mature flower borders and a magnificent wisteria adorns the front elevation. Low stone walls curve flanking the driveway. There is a side gate giving access around to the rear of the property. Integrated Garage with original wooden roller door, power and light.

To the rear is a wonderfully large and established garden, almost 1/5 acre, fully enclosed and partly walled benefitting from new fencing along the Western boundary. Areas of lawn with cottage style borders, roses, agapanthus and a fabulous magnolia tree under planted with Rhododendrons, paved and gravel pathways wind through the garden to the bottom where a magnificent Yukka Palm tree steals the show. There are further mature shrubs and trees including Acers, a Twisted Hazel, Deutzia and Skimmia, garden sheds, coal bunker and an outside tap. The guttering and downpipes front and back have been recently replaced.

SERVICES

All mains services are connected.
The electrics were tested 2 years ago and have the remainder of a 10 year certificate.
Gas fired central heating with the boiler serviced annually.
Flood risk status : Very low risk (enviroment agency)
Broadband : Standard, superfast and Ultrafast (ofcom)
Mobile coverage : EE, Three, O2 and Vodafone (ofcom)

VIEWINGS

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

DIRECTIONS

From Yeovil town centre take the Preston road and turn left into The Park, follow the road to the end and turn left and left again into Swallowcliffe Gardens. No 6 will be found on the right hand side identified by our For Sale sign.
What3words:///quench.begun.valley



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.

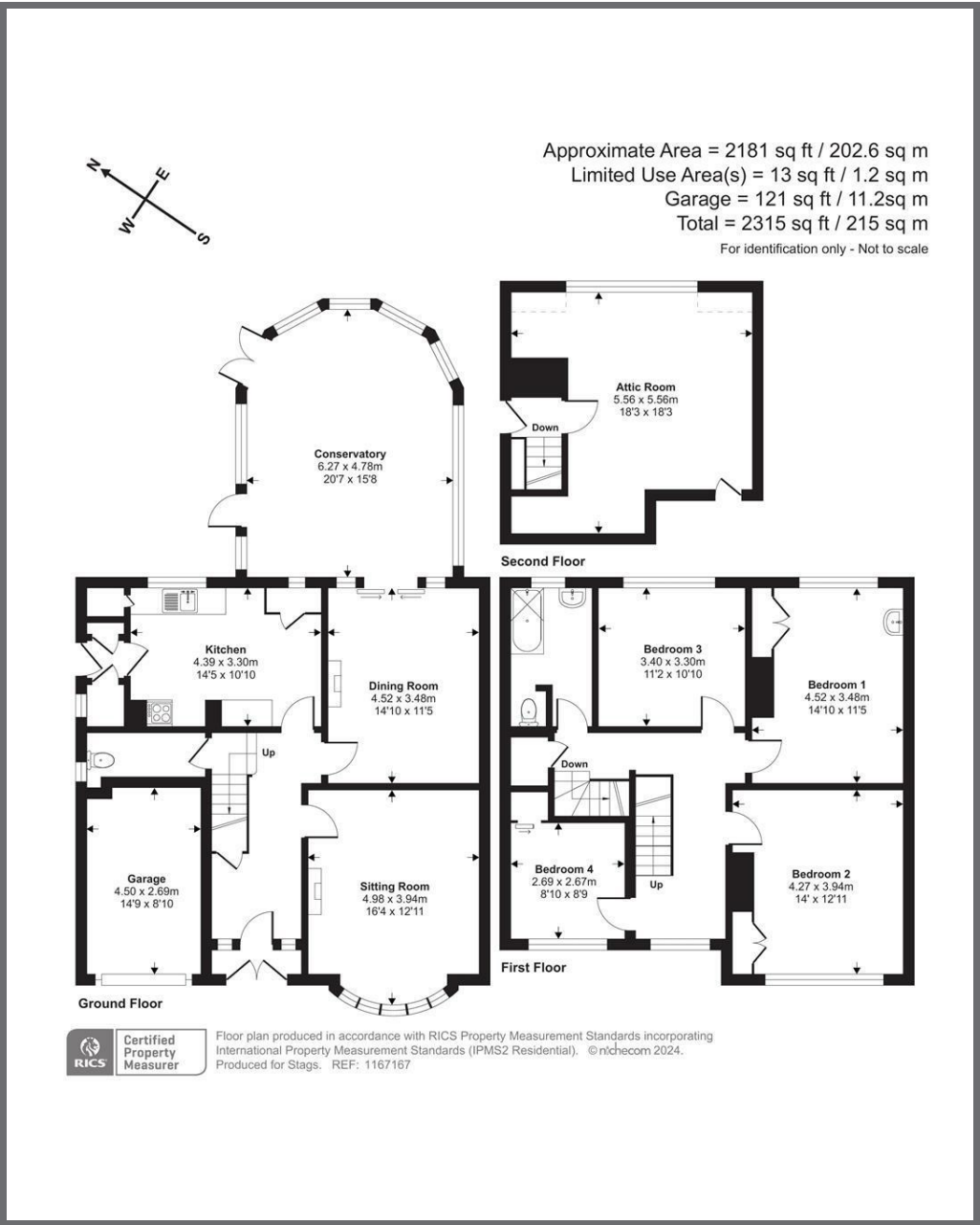


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	43	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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