



# HAMBLEDON

ESTATE AGENTS

## 5 CEDAR COURT SPARKFORD BA22 7JS



### £235,000

- ◆ **THREE BEDROOM END TERRACE HOUSE**
- ◆ **SMALL COURTYARD STYLE DEVELOPMENT** ◆ **NO FORWARD CHAIN**
- ◆ **IDEAL INVESTMENT OR FIRST TIME BUY**
- ◆ **LIGHT & AIRY FIRST FLOOR SITTING ROOM**
- ◆ **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER** ◆ **INTEGRAL GARAGE**
- ◆ **DOWNSTAIRS CLOAKROOM**

# 5 Cedar Court, The Avenue, Sparkford, Yeovil BA22 7JS

A spacious and versatile three bedroom end terrace house positioned at the entrance of a courtyard style development in the sought after village of Sparkford.

This well presented property offers flexible accommodation arranged over two floors, ideal for modern living. On the first floor, you will find a particularly generous and light-filled sitting room, enhanced by dual aspect windows, and an open archway that leads seamlessly into a well equipped, good sized fitted kitchen.

The principal bedroom is also located on this floor, benefiting from its own dressing area and an en-suite shower room. A family bathroom completes the upstairs layout.

The ground floor features a spacious entrance hall with direct access to the integral garage, cloakroom. Two bedrooms are located on this level, one a comfortable double, the other a smaller single that would make an ideal home office, nursery, or guest room.

Outside, the property boasts a low-maintenance courtyard garden, perfect for outdoor seating or container planting. Additional benefits include the integral garage and excellent access to road links, making it a convenient choice for commuters.

**LOCATION:** Sparkford is extremely well located for access onto the A303 trunk road which links London to the South West, whilst Castle Cary provides a fast rail link direct to London Paddington. Sparkford has a public house and garage with supermarket. Yeovil and Sherborne are close by and between them offer a huge variety of shopping services and recreational facilities. There is a choice of prep schools and public schools including Hazelgrove, Sherborne, Leweston and Millfield. The Newt with its splendid gardens and hotel is just a ten minute drive away.

## ACCOMMODATION IN DETAIL:

UPVC front door with glazed arch to:

**ENTRANCE HALL:** A spacious hallway with understairs cupboard, double glazed windows to side aspect, smooth plastered ceiling, laminate wood flooring and door to garage.

**BEDROOM 2:** 12'3" (excluding recess) x 8'4" Double glazed window to front aspect, wall mounted electric heater with timer, and smooth plastered ceiling, and a recess ideal for fitted wardrobes.

**BEDROOM 3/STUDY:** 9 x 6'3" max. Double glazed window to front aspect, electric convector heater with timer and double glazed window to front aspect.

**CLOAKROOM:** Low level WC, wash basin with tiled splashbacks and smooth plastered ceiling.

## FIRST FLOOR

From the entrance hall, stairs to first floor landing. Storage heater, airing cupboard housing hot water tank with immersion heater, double glazed window and smooth plastered ceiling with hatch to loft.

**SITTING ROOM:** 19'7" x 10'8" A spacious light and airy room with dual aspect double glazed windows to front and side aspects, storage heater, smooth plastered ceiling and archway to:

**KITCHEN:** 11'11" max x 8'1" Inset single drainer stainless steel sink unit with cupboard below, further range of matching shaker

style wall and base units with a drawer line and work surface over, built-in electric oven with inset ceramic hob above, space and plumbing for washing machine, tiled floor, smooth plastered ceiling with downlighters and space for a tall fridge/freezer.

**BEDROOM 1:** 11'6" x 9'4" (min) Dual aspect double glazed windows to rear and side aspects, storage heater, smooth plastered ceiling, archway to dressing area and door to:

**EN-SUITE SHOWER ROOM:** Shower cubicle, fitted bathroom furniture incorporating low level WC with concealed cistern, semi recessed wash hand basin, double glazed windows to rear aspect, fully tiled walls and smooth plastered ceiling with downlighters.

**BATHROOM:** Panelled bath with Mira Sport electric shower over, low level WC, with concealed cistern, vanity wash basin unit, fully tiled walls and smooth plastered ceiling with downlighters.

**OUTSIDE:** Small easy to maintain courtyard style garden laid with artificial grass.

**GARAGE:** 17'1" x 8'6" Integral single garage with up and over door, light, power and water tap. Door to entrance hall of main house.

**AGENTS NOTE:** The garage to the right in the photo belongs to the neighbouring property and is positioned below the principal bedroom.

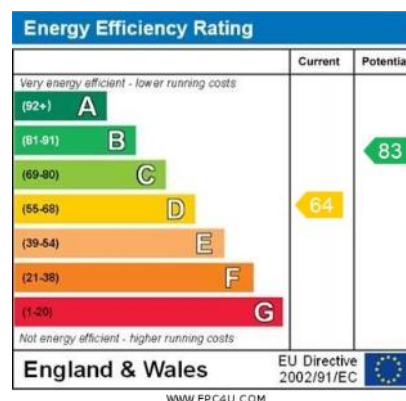
**SERVICES:** Mains water, electricity, drainage, and telephone all subject to the usual utility regulations.

**TENURE:** Freehold

**COUNCIL TAX BAND:** C

**VIEWING:** Strictly by appointment through the agents.

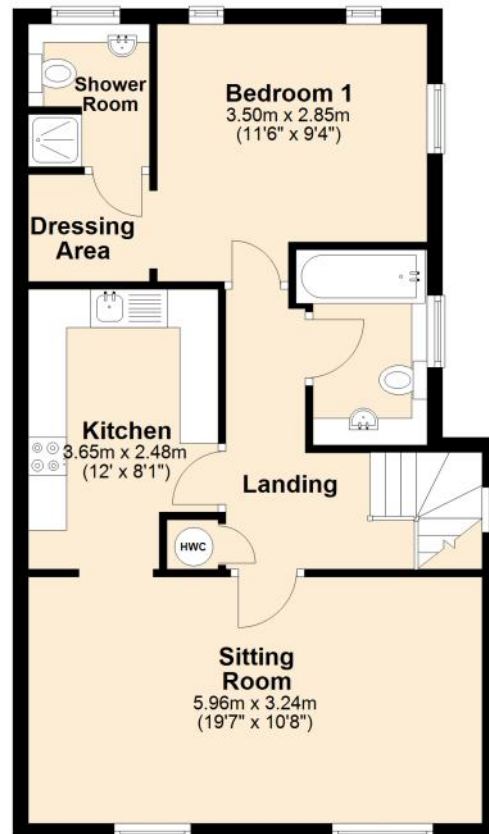
**IMPORTANT NOTICE** For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.





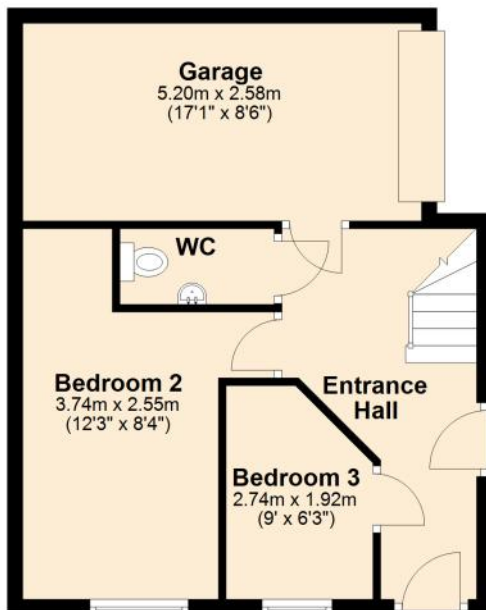
### First Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



### Ground Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 sq. feet)



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