



## 1 Fordhay Terrace

East Chinnock, Somerset, BA22 9EF

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A good size end of terrace three-bedroom property built in the 1920's offering further scope for improvement, located in the popular village of East Chinnock, between Yeovil and Crewkerne.

- Three Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Bathroom
- Extensive Driveway Parking
- Front and Rear Gardens

GUIDE PRICE £239,950

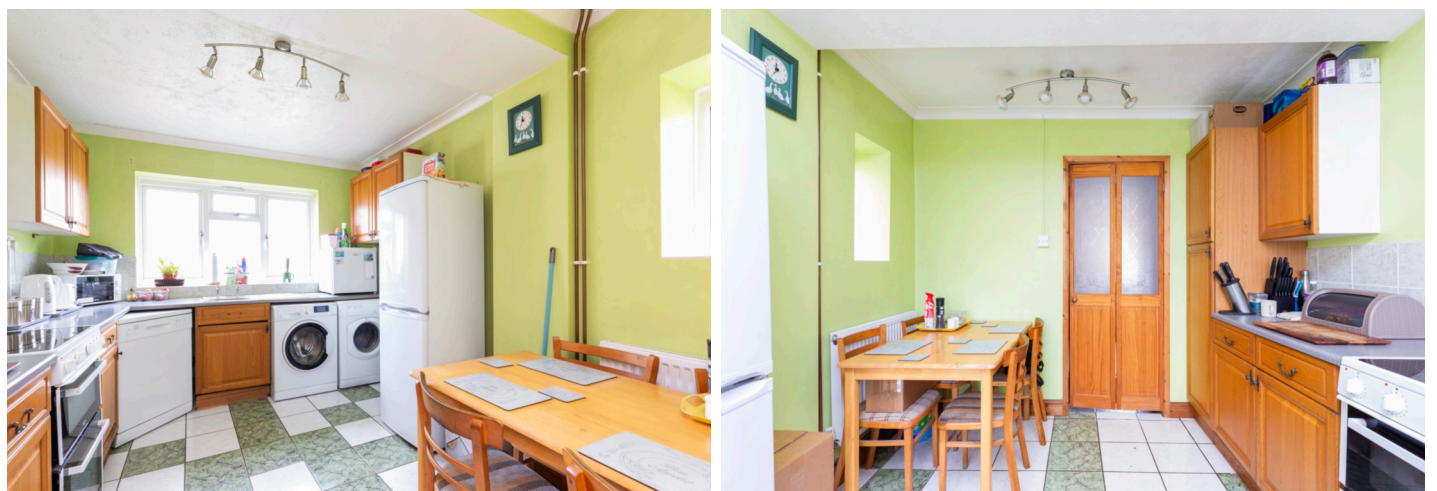
#### THE AGENTS SAYS...

1 Fordhay Terrace would make a great starter home and offers someone the potential to put their own stamp on, with the option to make into two larger bedrooms with a bathroom on the first floor or potentially convert the loft space, subject to necessary consents.

#### ACCOMMODATION

The accommodation comprises an entrance hall, sitting room with the focal point being the fireplace, which did house a wood burning stove until recently so this could be reinstated by the new owner. From here, there is an inner hall with a door to the driveway and built in storage cupboards and doors to the bathroom and kitchen/dining room.

The kitchen/dining room to the rear offers an excellent space for entertaining with ample space for dining furniture and window overlooking the rear garden.





The kitchen area is fitted with a range of wall and base units with space for a dishwasher, washing machine, tumble dryer, oven and fridge freezer.

The bathroom would benefit from some updating but currently has a bath with shower over, vanity style wash hand basin and WC.

Stairs from the entrance hall lead to the first floor where there are three bedrooms (one good size double and two single rooms). Subject to necessary consents, the property could be changed to accommodate two bedrooms and a bathroom on the first floor or convert the loft space for a further bedroom.

The master bedroom is located at the front of the property and features a built-in wardrobe. Bedrooms two and three are to the rear.

### GARDENS AND GROUNDS

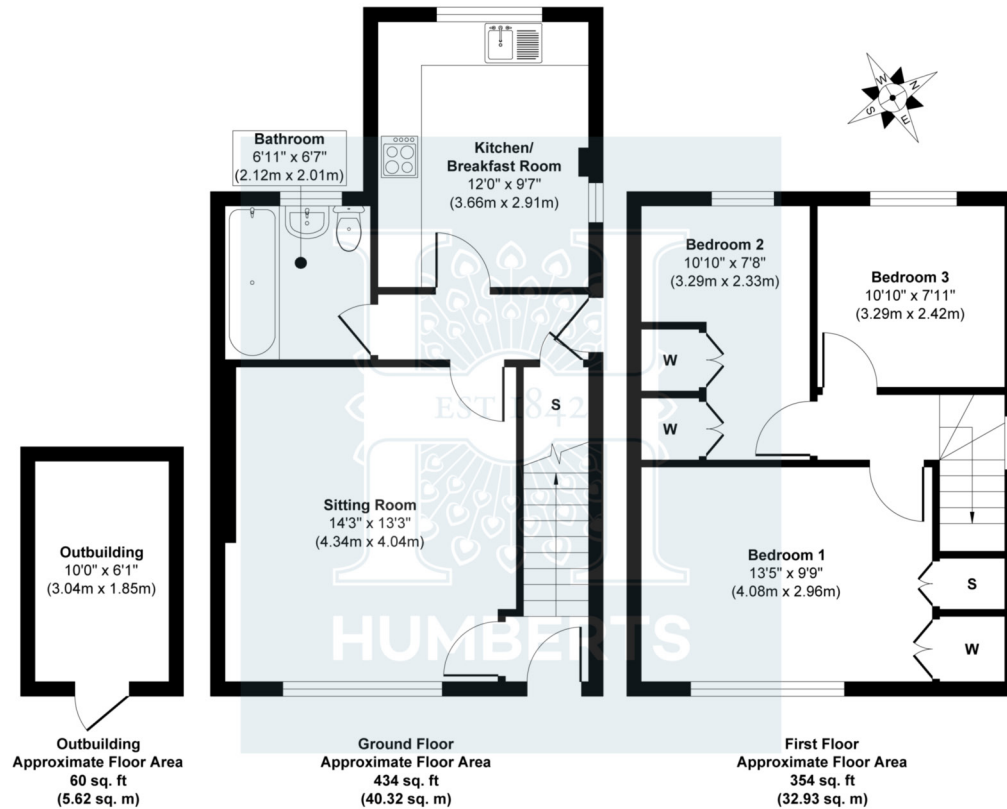
To the front of the property is a tarmac driveway which also extends past the side of the house, providing off road parking for several vehicles and enclosed by post and rail fencing, there is a small lawned area to the front. The main garden is situated to the rear, with brick built outhouse and wooden shed.



### SURROUNDING AREAS

East Chinnock is a popular village equidistant between the towns of Yeovil and Crewkerne, both of which have mainline rail services to London Waterloo. The A303 trunk road is approximately 5 miles distant, and the village has a Parish Church and village hall. The neighbouring village of West Coker has a wider range of amenities including restaurants, doctors, primary school,

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Produced by Elements Property

countryside is largely beautiful rolling farmland with a number of recreational pursuits, particularly walking nearby at Ham Hill and water sports at Sutton Bingham Reservoir.

The mainline railway station (London Waterloo) is available at Yeovil Junction (6 miles) or Crewkerne (4.5 miles). The Dorset coast lies approximately 20 miles to the south at West Bay.

### SERVICES

We understand that mains electric, water and drainage are connected to the property. Electric central heating with new electric boiler fitted in the last 6 months.

### LOCAL AUTHORITY

Council Tax Band B

### ENERGY PERFORMANCE CERTIFICATE

Current Rating D

### AGENTS NOTE

Please note that no.2 Fordhay Terrace has a pedestrian right of way across the back of this property, to the end of the terrace.

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