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21 Harbin Close
Yeovil, BA21 5FS

A nearly new detached 4 bedroom townhouse in an advantageous position close to transport links.

Town Centre 1 Mile Sherborne 5 Miles

• Detached Townhouse • 4 Bedrooms, 2 Bathrooms • 2 Reception Rooms •
Kitchen/Breakfast Room • Enclosed Rear Garden • Driveway and Garage •
Built Circa 2014 • Covered by NHBC Warranty •

Offers invited £265,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Harbin Close is an exclusive development of quality homes which were constructed in an advantageous position within Yeovil town during 2014 and early 2015. Located just 1 mile from the town centre of Yeovil, the development is situated within easy reach of local amenities and transport links and the popular market town of Sherborne is easily accessible.

Transport links are within easy reach including Yeovil Penn Mill train station which is just a short walk from Harbin Close and offers regular services to Bristol and Bath. Yeovil Junction station, which is situated just outside the town, enjoys links with London (Waterloo) and Exeter. The A303 trunk road can be joined at Ilchester, and the nearest motorway junction is at Taunton (J25 of the M5).

Education is well catered for in the area with several schools for children of all ages within walking distance and a broader selection of both state and independent establishments nearby including The Park, Sherborne Schools and Millfield at Street.

DESCRIPTION

21 Harbin Close is a fine example of a modern detached townhouse which has been constructed to an exacting standard around 2014 and presented to the highest degree by the current owners since. Internally, the accommodation is beautifully proportioned, offering comfortable surroundings for families and more mature occupants alike with two reception rooms and a cloakroom downstairs representing the opportunity for single-storey living if desired - a feature not often achievable with such recently built homes.

The exemplary presentation of the property is enhanced by fine decoration throughout. High quality floor coverings were selected by the vendors including engineered wood flooring throughout the entrance hall and kitchen and neutral carpets in the reception rooms and bedrooms, complimenting the calming yet elegant palette with which the property has been decorated.

ACCOMMODATION

Entering the property through the front door you are met with a wide and welcoming entrance hall into which natural light flows through a feature window half way up the staircase. A walk-in cupboard offers an excellent place to hide away coats and shoes, with a cupboard beneath the stairs offering additional storage. From the hallway doors lead into;

KITCHEN /BREAKFAST ROOM

A sociable room fitted with modern wall and base units providing plenty of storage and a built in gas hob and electric oven. Space and plumbing is available for a washing machine and a tall fridge/freezer. As a result of the units having been fitted to one side of the room there is an area for a family breakfast table and double glass doors lead out into the garden.

SITTING ROOM

A comfortable room in which to relax and unwind which also benefits from double glass doors to the rear garden, creating an image of a highly desirable indoor/outdoor lifestyle during warmer months.



DINING ROOM

Offering potential for use as a 5th bedroom, the dining room is an excellent place for more formal entertaining and family meals.

CLOAKROOM

Fitted with a WC and wash hand basin and benefitting from a frosted window to the side to provide natural light and ventilation, the cloakroom could be used in conjunction with the dining room to provide step free sleeping accommodation if desired.

FIRST FLOOR

Stairs rise from the entrance hall to a spacious first floor landing, passing a tall window which allows natural light to flow into the central hallway from which the airing cupboard can be accessed and doors lead into;

BEDROOM 1

A double room with a rear aspect window, built in wardrobes and an en suite shower room comprising shower cubicle, wash hand basin and WC. The shower room also benefits from a frosted glass window to the side.

BEDROOM 2

A double room with a front aspect window.

BEDROOM 3

A double or large single room with a rear aspect window.

BEDROOM 4

A single room with a front aspect window.

BATHROOM

Fitted with a modern white suite comprising bath, WC and wash hand basin. There is also a frosted glass window to the side.

OUTSIDE

21 Harbin Close enjoys parking facilities for 3 cars with a garage benefitting from an up-and-over door with tandem parking for 2 cars in front. The garden is fully enclosed by fences with a gate leading to the parking area. Primarily laid to lawn with flower borders, the garden adjoins neighbouring gardens and as a consequence is not overlooked making this an excellent, secure space for children and dogs to play.

SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating. The property benefits from the remainder of a 10 Year NHBC Warranty and 2 years developer's warranty.

Please note than a service charge of £180 per year is payable as a contribution towards maintenance of grass verges and other common areas of the development.

VIEWINGS

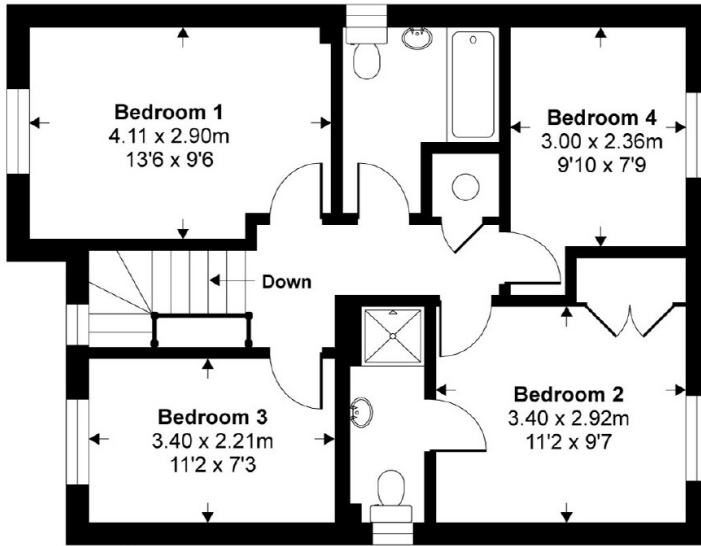
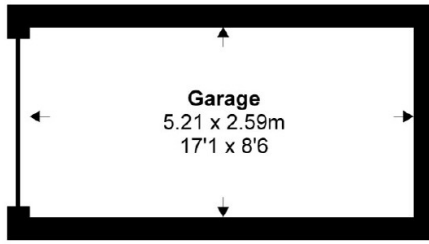
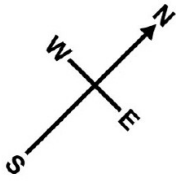
Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, Telephone 01935 475000.

DIRECTIONS

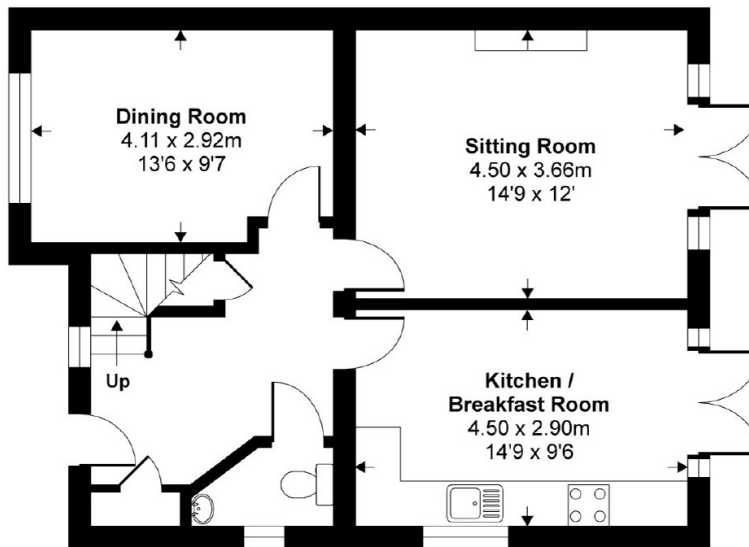
From Yeovil Hospital Roundabout take the A30 towards Sherborne and proceed on this road at the traffic lights. At the next roundabout take the first exit onto Lyde Road, then turn right into Harbin Close. Where the road splits, bear left and the property can be found after a short distance on the left.



Approx. Gross Internal Floor Area
127.9 Sq Metres 1377 Sq Ft (Includes Garage)



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	