

# SWALLOWCLIFFE

Yeovil, Somerset BA20 1FG

3 bedroom home with private garden and allocated parking for Rent to Buy

AVAILABLE TO RESERVE OFF PLAN



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Stonewater presents a collection of new **two and three bedroom homes for Rent to Buy** at Swallowcliffe, a development close to the centre of Yeovil. Each home's external design reflects a traditional vernacular, with architectural details including picturesque pitched, hipped roofs, gable windows and porch canopies. Traditional brick and weatherboard finishes feature throughout the development.

As part of Stonewater's commitment to sustainability, each property will benefit from an electric vehicle charging point easily accessible from the allocated parking spaces. Biodiversity will also be encouraged through the provision of bat boxes and bumble bee bricks.

The properties for Rent to Buy on offer comprise a mix of two bedroom semi-detached houses and three-bedroom semi-detached and end-of-terrace properties. The two bedroom homes' ground floor comprise a hall, a living or living/dining room with designated home office area, a separate kitchen or kitchen/dining room and a cloakroom with WC and handbasin. Upstairs are two bedrooms and contemporary style family bathroom. The three bedroom properties ground floors offer a similar layout, albeit within a larger overall interior footprint. Upstairs are three bedrooms and the family bathroom.

Swallowcliffe occupies a truly central location within easy walking distance of everything Yeovil has to offer. The development is bordered by a conservation area and Sidney Gardens, a mature three-acre triangular park presented to the town in commemoration of Queen Victoria's Diamond Jubilee.

Yeovil's historic centre, built around the noble 14th Century Church of St John the Baptist, is approximately 10 minutes' walk away, as are the town's many restaurants, shops, pubs and cafes. Yeovil is also an ancient market town, with a weekly market being held every Friday in Lower Middle Street.

Amenities of note include a Cineworld cinema and bowling alley, part of the Yeo Leisure Park on the south-eastern edge of the town. Yeovil is also known locally as a centre of culture, with its famous Octagon Theatre currently undergoing major transformation, and the popular Westlands Entertainment Venue hosting everything from art films, plays, concerts and stand-up comedy to dance.

As you'd expect, Swallowcliffe is conveniently located for a number of fitness facilities including the nearby Sports centre at Yeovil College. For more leisurely exercise, Yeovil Country Park, less than a mile away, is a 127-acre park with footpaths, woodlands and waterfalls which flank the River Yeo, and a popular dog-friendly café.

Schools in the area are plentiful and include the Huish Primary School, ranked 'Outstanding' by Ofsted, and St Gilda's Catholic Primary School, which has an Ofsted ranking of 'Good'. Local secondary schools, all ranked 'Good', include Westfield Academy and Buckler's Mead Academy, both for 11 to 16-year-olds, and Preston Academy, which caters for pupils aged 11 to 18. The aforementioned nearby Yeovil College offers further and higher education for older students.

Yeovil is served by two railway stations, Yeovil Junction and Yeovil Pen Mill. Regular, direct services to London Waterloo from Yeovil Junction take approximately two hours and 20 minutes. Exeter St David's is just over an hour away and Salisbury 48 minutes. Yeovil Pen Mill station is on the Heart of Wessex line, and offers direct services to Gloucester of roughly two hours and 34 minutes travelling time; Weymouth is approximately 47 minutes away.

Yeovil is well connected to a number of major trunk roads with the centre of Bristol being just over 42 miles away. The nearest airport at Southampton is just over 66 miles from Yeovil.

• Huish Primary School	0.2 miles	• Westlands Entertainment Venue	0.9 miles
• Church of St. John the Baptist	0.3 miles	• Westfield Academy	1.0 miles
• St, Gilda's Catholic Primary School	0.4 miles	• Pen Mill Station	1.1 miles
• Yeovil College	0.4 miles	• Preston School Academy	1.2 miles
• Lower Middle street	0.6 miles	• Yeovil Junction Station	2.0 miles
• Yeovil Country Park	0.7 miles		



# SITE PLAN





# PLOT 45

19 Kingston Mews, The Park, Yeovil BA20 2GN



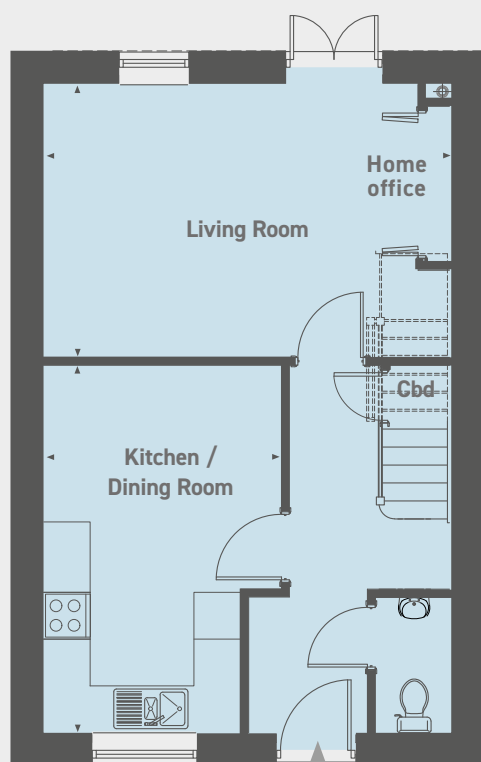
## 3 bed semi-detached house

Allocated parking space  
Turfed rear garden  
Downstairs WC

Open Market Value: **£265,000**

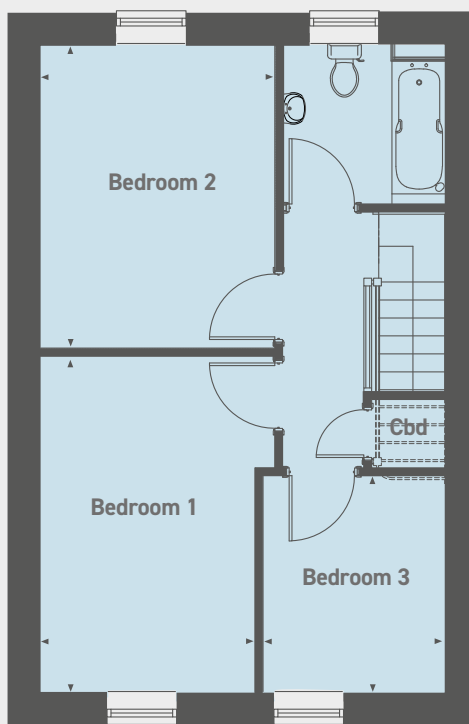
Monthly Rent: **£920.00**  
(includes service charge)

Ground floor



Entrance

First floor



### Ground floor

Living Room  
5.26m x 3.53m (17'2" x 11'5")  
Kitchen / Dining Room  
4.74m x 3.10m (15'5" x 10'1")

### First floor

Bedroom 1  
4.34m x 2.80m (14'2" x 9'1")  
Bedroom 2  
3.94m x 3.05m (12'9" x 10'0")  
Bedroom 3  
2.80m x 2.39m (9'1" x 7'8")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary.

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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

Alternatively call the New Homes team to find out more on 02380 658 836

**Rent to Buy** is a scheme which allows you to rent a home at 80% of the market rent, providing you with the opportunity to save towards a deposit to then go on and buy your own home. Our homes will be let on an Assured Shorthold Tenancy for 5 years giving you plenty of time to build up a deposit, after which Stonewater will provide you with an opportunity to buy 100% of the home you know and love.

FIND OUT ABOUT RENT TO BUY

*Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of securing your new rent-to-buy home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.*

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