



32 Helena Road
Yeovil, Somerset, BA20 2HQ

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One of the town's finest properties tucked away in a private location with excellent views.

- Entrance Hall with Cloakroom
- Sitting Room
- Orangery
- Dining Room
- Bespoke Kitchen
- Study
- Utility Room
- Gym
- Master Bedroom with Dressing Room and Bathroom
- Three Further Bedrooms and Family Bathroom
- Loggia with Hot Tub
- Grounds of Circa 0.8 Acres Abutting Open Countryside

Guide Price £750,000

THE PROPERTY

32 Helena Road was constructed in 1959 and sold on the open market for the first time in 2010. The current owners have extended the property and transformed it into a beautiful family home with top specification accommodation throughout.

The Property occupies a plot of circa 0.8 acres in an enviable position on the edge of the western part of Yeovil and over





looking open countryside.

The property is built of reconstituted stone elevations under a tiled roof and has PVC double glazing, gas fired central heating and automatic lighting in the dressing room and bathrooms (P.I.R).

On the ground floor, the front door leads into a fine entrance hall with oak parquet flooring and window seat. The extended sitting room is double aspect and has two double doors leading into the Orangery as well as an open fireplace. The fine Orangery with lantern window has double doors into the south facing garden. The dining room has oak parquet flooring and door into the kitchen. The front of the house is a cloakroom and good sized study. The kitchen is a beautiful room with access to the garden and features a bespoke kitchen with granite worktops and fitted appliances to include a double oven/microwave, five burner induction hob, dishwasher, wine chiller and a plumbed American fridge. From the kitchen a door leads into a spacious utility area and another into the gym which houses the boiler room and has a side door.



On the first floor is a wide landing with window seat and airing cupboard. There are four bedrooms, three of which enjoy beautiful southerly views over the gardens and surrounding countryside. The master bedroom has a dressing room with fitted furniture and a large en-suite bathroom comprising bath, basin, WC and double shower. There are three further bedrooms, one of which is double aspect and one has a free standing wardrobe as well as a built in cupboard. There is an extremely spacious family bathroom comprising free standing bath, basin, double shower and WC.



OUTSIDE

The property is approached through iron gates which lead into a circular drive with central lawn and a fine monkey puzzle tree that is believed to have been planted when the house was built. To the front of the property there are neat lawns, a single garage that has been internally divided, a purpose built timber work shop and access to both sides of the property. The majority of the gardens are neat and well maintained lawns with a variety of specimen trees, many species. To the side is a vegetable plot. Immediately adjacent to the house, a beautiful and extensive paved terrace enjoying a southerly aspect and privacy. From this terrace there is access to a loggia which houses a hot tub and has built in drinks cupboard.

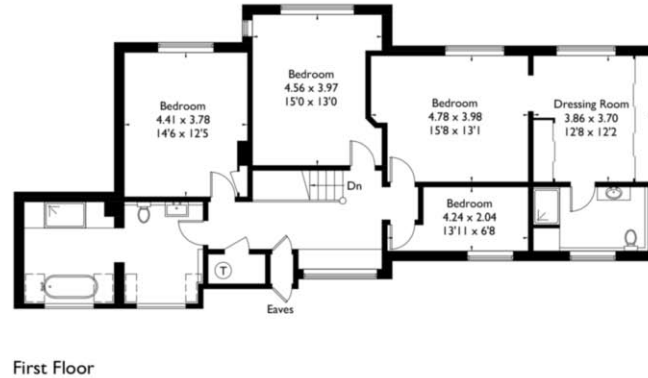
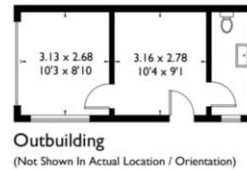
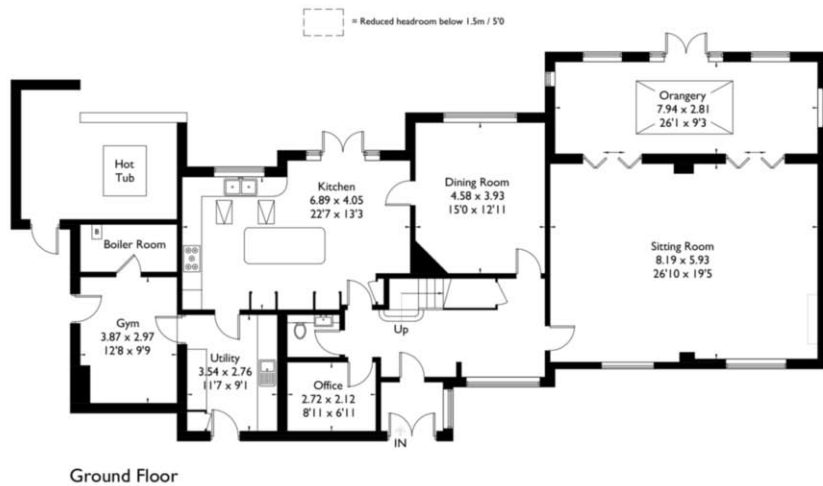
SITUATION

Helena Road is a sought after residential location and number 32 is at the head of the cul de sac abutting open countryside on two sides. Nearby is a garage and store/post office, and the town is approximately a mile and a half away. Yeovil is well service with shopping, business and leisure amenities and has excellent road and rail links. The property has easy access into the countryside, the nearby village of East Coker can be accessed through foot paths. Nearby is Sutton Bingham Reservoir.





Approximate Gross Internal Area = 300.1 sq m / 3230 sq ft
 (Excluding External Room)
 Outbuilding = 22.0 sq m / 237 sq ft
 Total = 322.1 sq m / 3467 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 195232

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.


DIRECTIONS

Follow the A30 in a westerly direction along the West Coker Road. At the mini roundabout turn left keeping on the A30 and turn first left into Nash Lane and then first right into Helena Road and follow to the end of the cul de sac.

SERVICES

Mains water, drainage, gas fired central heating

South Somerset Council Tax Band G.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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