



Cedar Grove, Yeovil, Somerset

A semi-detached 4-bedroom house nestling in a no-through road set in this popular residential area.

Guide Price

£290,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Cedar Grove, Yeovil, Somerset, BA21 3JR

- Semi Detached House
 - Reception Hall
- Sitting Room with Woodburner
 - Separate Dining Area
 - Kitchen
- 3 Bedrooms, Shower Room
- Loft Conversion/4th Bedroom/Hobbies Room
 - West Facing Garden
 - Garage & Parking
 - No Onward Chain

Viewing strictly by appointment through
Symonds & Sampson Yeovil Sales Office
on 01935 423526





A good-sized semi-detached 4 bedroom, 2 reception room house nestling in a quiet no through road benefiting from off-road parking and a garage. The accommodation comprises a reception hall, sitting room with wood burner, separate dining area, kitchen, a useful rear lean-to, first-floor landing, three bedrooms and large shower room, further loft conversion providing a hobbies room/4th bedroom/office (full building regulations and certificate of completion of work by South Somerset District Council obtained at the time of conversion in 1999).

Situation

Yeovil offers a wide range of excellent shopping, business and cultural facilities. There are four supermarkets, schools from primary through to secondary and the Yeovil College within easy reach. Regular bus services run within the town also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction, good road links to the A30, A303 and A37 are all close by. The M5 junction 23 is approximately 20 miles away and the South Coast is approximately 25 miles.

Services

Mains water, mains gas, electricity and drainage. Central heating via radiators power by the woodburner in the sitting room as is the hot water. Secondary immersion heater if required.

Outside

To the front of the property is a lawn area with planted beds together with a driveway

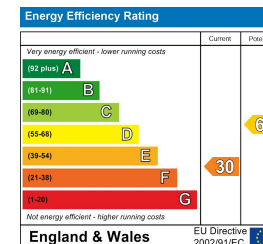


leading to the garage. The garage has an up and over door, power, light, two single-glazed windows to the side and a personal door to the rear garden.

The rear garden is west-facing receiving a very good degree of sunlight, There is a lawn together with a paved patio area, planted beds, a concrete path and personal door to the garage.

Directions

From the main Hospital roundabout heading northwards proceed on Preston Road (west) follow for about 1/4 mile taking the right turning into Cedar Grove and the property will be found a little way along on your left-hand side.



Cedar Grove, Yeovil

Approximate Area = 1083 sq ft / 100.6 sq m

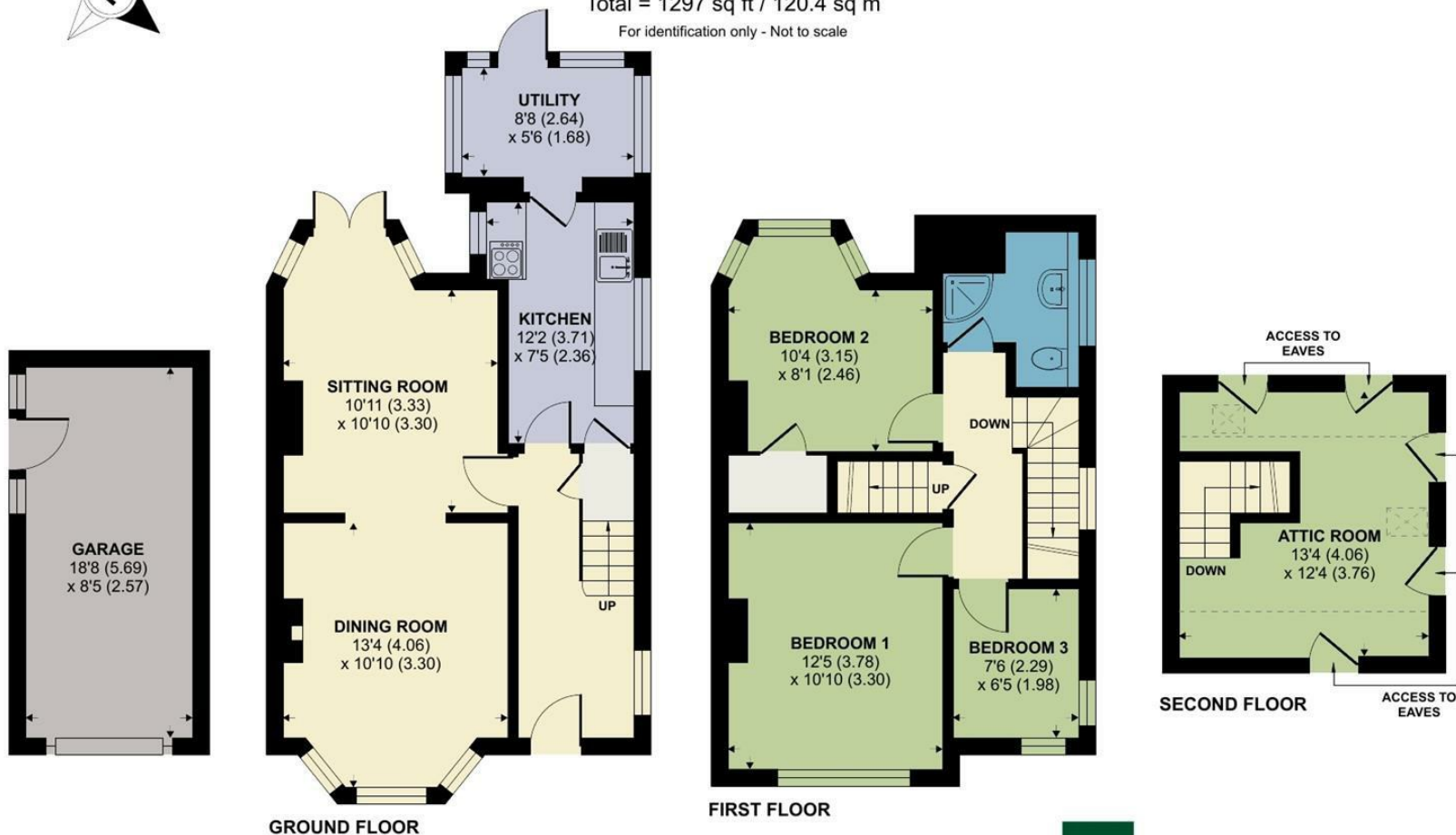
Limited Use Area(s) = 57 sq ft / 5.2 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1297 sq ft / 120.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Symonds & Sampson. REF: 1032406



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