



2014

## Southfield Drive, Yeovil

A simply sensational Wyatt Homes built detached house which must be seen to be appreciated.

Council Tax Band: F

Guide Price

**£475,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Southfield Drive, Yeovil, BA21 3FJ

- Simply Wonderful Home
  - Desirable Location
  - Pleasant Outlook
- Very High Specification
  - Garage and Parking
  - Fine Private Garden

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







A fabulous 4 bedroom, 3 bathroom detached Wyatt Homes built property which must be seen to be appreciated. The property, which has a fantastic kitchen/dining room and lovely drawing room, also has a garden, garage and parking.

The property, which lies on a corner plot location, has extensive coved ceilings, lovely sash windows, attractive timber doors, gas central heating, uPVC double glazing, attractive floor tiling and high ceilings on the ground floor. The property, which is light and airy throughout is arranged in more detail as follows.

A wooden entrance door with multi-locks leads to the reception hall, which has a staircase rising to the first floor with a useful cupboard under. There is a cloakroom with a white suite and a fabulous kitchen/dining room with a range of composite worktops and attractive timber effect doors with fitted appliances including a stainless steel double oven, fitted fridge/freezer a Smeg cooker hood and a halogen hob unit. There is an excellent range of base units with drawers and cupboards under and a good range of wall cupboards with double-glazed French doors leading to the reception hall.



The drawing room is hexagonal in shape and has a lovely feature Minster stone fireplace. There is currently an electric fire in situ albeit there has historically been a wood burner and this could easily be reinstated. There are uPVC double-glazed doors to the attractive rear garden.

On the first floor is a landing with a hatch to the roof space and an airing cupboard. There is a master bedroom with 3 windows to the rear and two double wardrobes, with an en suite bathroom/shower room with a fully tile white suite and a separate shower cubicle. There is a guest room again having an en suite and a shower room with a white suite and two further bedrooms having single wardrobes.

There is a family bathroom with a fully tiled white suite.

#### Outside

To the front of the property, there is a stocked border and to the rear, the garden is laid to lawn having two patios, a raised bed, separate vegetable garden with a rendered stone wall with a stone top. At the side of the property is parking for 2/3 vehicles, which leads to a garage with an up-and-over door, light and power connected and a personal door.

#### 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.

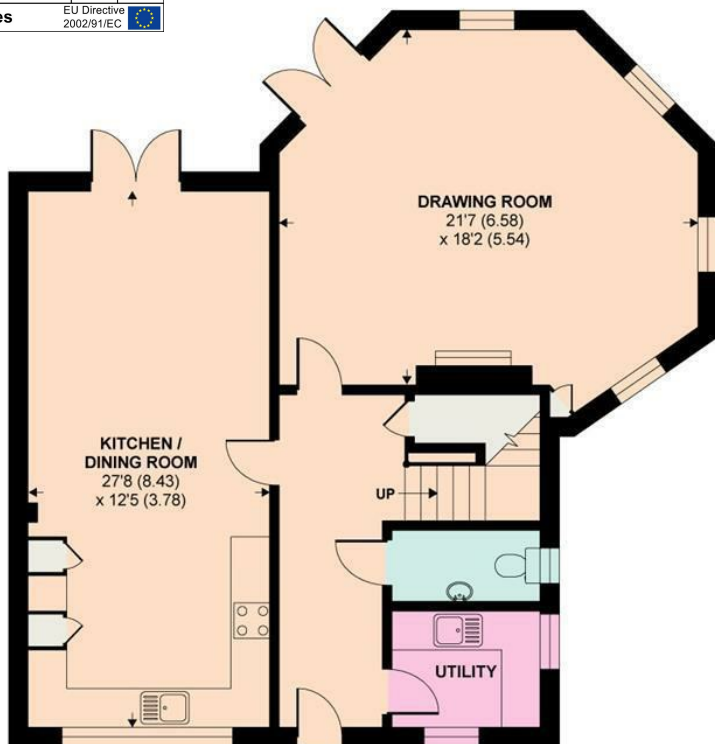
#### Directions

From the Hospital roundabout proceed north along Kingston before taking the first exit at the next roundabout onto Preston Road. Continue the full length of Preston Road before taking the 3rd exit at the next roundabout. Continue over the next roundabout and carry on until you get to Thorne Lane, turn right and immediately left into Southfield. Number 11 is on the right-hand side and denoted by a " for sale" board.

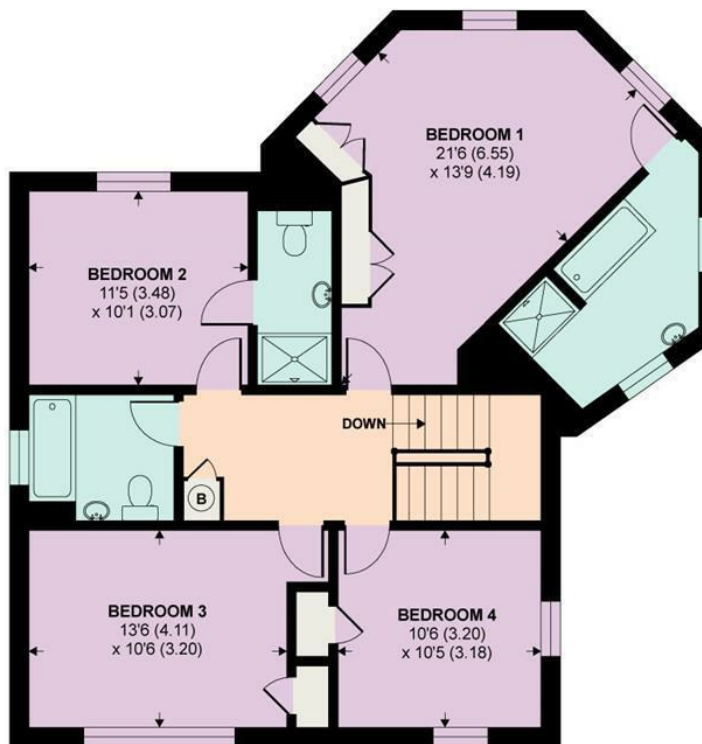
# Southfield Drive, Yeovil, BA21 3FJ

APPROX. GROSS INTERNAL FLOOR AREA 2121 SQ FT 197 SQ METRES (INCLUDES GARAGE)

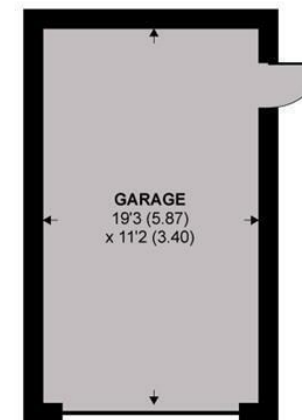
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	100
(81-91) <b>B</b>	83
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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