



Summerleaze Park, Yeovil

A particularly spacious semi-detached property lying in a very popular cul de sac just off Preston Road and having the benefit of parking and a good size garden.

Guide Price
£315,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Summerleaze Park, Yeovil, BA20 2BP

- Spacious Throughout
- Extended to the Rear
- Parking for 2 Vehicles
- Good Size Gardens
- Desirable Location
- Early Viewing Advised

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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	

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





A fine and spacious 3 bedroom, 2 reception room property, which lies in one of Yeovil's most popular cul de sacs. The house, which has been extended to the rear, also benefits from parking for two vehicles and good size rear gardens.

The property benefits from gas central heating, uPVC double glazing, picture rails and is arranged in more detail over two floors as follows:

A uPVC double-glazed entrance door leads to the reception hall which has an attractive quarry-tiled floor and a staircase rising to the first floor.

The sitting room enjoys an aspect to the front of the property and has a lovely central feature wood burner and fitted cupboard to recess, whilst the dining room is also a good size having double-glazed doors to the rear. There is an attractive feature open tiled fireplace with a hearth and timber surround and a timber floor.

The kitchen/breakfast room has been extended over the years and is now more than 20ft in length. There is a comprehensive range of units with marble effect worktops with green doors and stainless steel door furniture. There are both floor and wall tiling, a breakfast bar and both base units with drawers and cupboards under and wall cupboards.

Off here is a rear lobby with a door to the rear and a gas boiler and also a cloakroom with a white suite.

On the first floor is a landing with a hatch to the roof space, three good size bedrooms, two are healthy doubles, a shower room with a white suite and a separate cloakroom.

Outside

To the side of the house, there is parking for two vehicles and a well-stocked front garden with unusual Hibiscus Perreinals. To the rear, the gardens are a good size having a pond, lawn, two sheds, polytunnel, green house, fruit trees and enclosed by lap panel fencing.

Directions

From the Yeovil Hospital roundabout take the A37 Kingsdon dual carriageway to the Yeovil College roundabout taking the first exit into Preston Road. Continue along Preston Road and at the first set of traffic lights turn left into Summerleaze Park where the property will be found on the right-hand side denoted by a Symonds and Sampson "For Sale" board.

Situation

Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, schools from primary through to secondary and 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 25 is approximately 20 miles away and the South Coast approximately 25 miles.

Services

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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Approximate Area = 1120 sq ft / 104 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Symonds & Sampson. REF: 1081087



Symonds & Sampson

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