



Symonds  
& Sampson  
FOR SALE

## Ashmead, Yeovil

A super and spacious end-of-terrace home lying on the always popular Sampsons Wood development, a short walk from facilities and Leonardo. No onward chain!

Guide Price  
**£229,950**  
Freehold

Symonds  
& Sampson  
ESTABLISHED 1858

**Ashmead,  
Yeovil, Somerset,  
BA20 2SG**

- Desirable Location
- Short Walk to Facilities and Leonardo
  - No Onward Chain
  - Garage and Parking
    - Private Garden
    - Conservatory
- Early Viewing Advised

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526





A particularly pleasant 3 bedroom, 3 reception room, end of terrace property which comes with the significant benefit of being sold with no onward chain.

The house, which has pleasant private gardens to the rear, also benefits from parking and a garage in a block.

The property has gas central heating, coved ceilings, extensive uPVC double glazing, attractive timber effect flooring in many rooms and is arranged in more detail over two floors as follows:

There is a pillared storm porch, whilst a uPVC double glazed entrance door leads to the reception hall has a staircase rising to the first floor and in turn leads to the sitting room being of a good size and overlooking the front of the property.

There is an attractive dining room with an understairs storage cupboard and a dado rail, whilst an archway leads to the kitchen.

The kitchen has a good range of units with green marble effect worktops with light, timber effect doors. Fitted appliances including a four ring hob with oven, whilst there is an abundance of wall cupboards, base units with drawers and cupboards under and both plumbing for automatic washing machine and a dishwasher. The kitchen also benefits from both floor and wall tiling.

The sunlounge is accessed from the dining room and is of uPVC double-glazed construction having patio doors to the rear garden.

On the first floor is a landing with a hatch to the roof space and airing cupboard, whilst there are three bedrooms and an attractive fully tiled bathroom with a white suite.

#### Outside

To the front of the property, there is a gravelled area with mature trees and a pathway, whilst the gardens to the rear comprise, a patio, gravel beds, a shed, and adjoining trellis with seating area with the garden being private enclosed by

lap panel fencing and a gate to the side.

At the side of the property, there is parking for one vehicle, which leads to a garage with an up-and-over door.

#### Services

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

Broadband - Ultrafast 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>

#### Situation

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

**Directions**

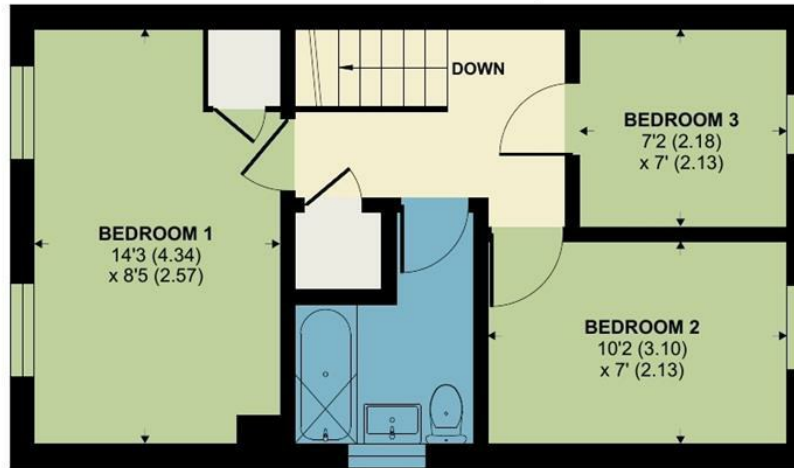
what3words: [///scuba.pardon.topic](https://www.what3words.com/what3words:///scuba.pardon.topic)

From the roundabout at the entrance to The Lynx West Trading Estate with the Peugeot Car Sales Showroom at the entrance travel along Lysander Road and take the first right onto Laburnum Road and then first right in Ashmead and the house is on the left as you bear round the bend.

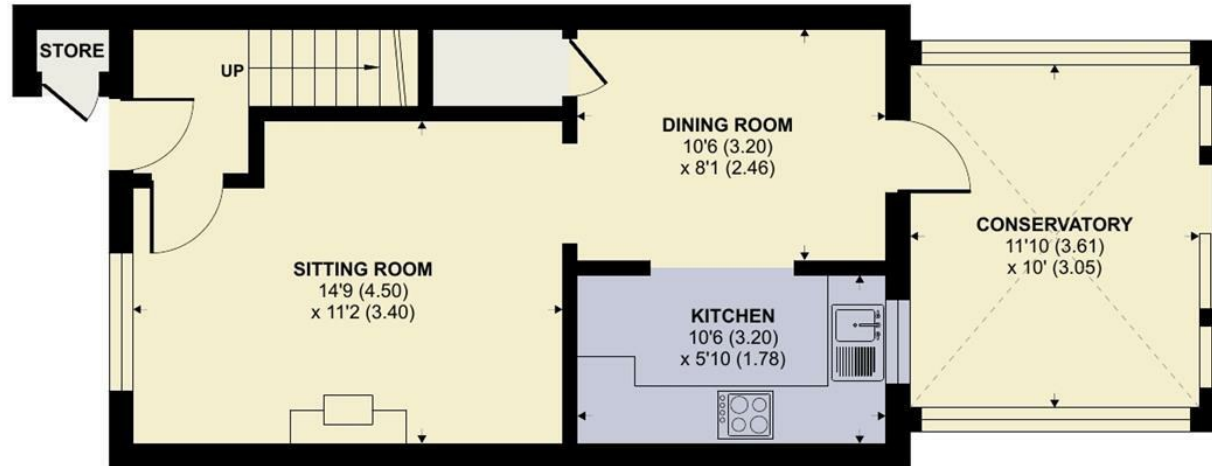
# Ashmead, Yeovil

Approximate Area = 874 sq ft / 81.1 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	67	
(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	

YEO/JS/19/02/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Symonds & Sampson. REF: 1088612



**01935 423526**  
 Symonds & Sampson 2 Court Ash  
 Yeovil  
 Somerset  
 BA20 1HG  
 yeovil@symondsandsampson.co.uk

**Symonds & Sampson**  
 ESTABLISHED 1858

**IMPORTANT NOTICE:** Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

