



Symonds
& Sampson
FOR SALE

Southfield Drive, Yeovil

Guide Price
£475,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

A simply sensational Wyatt Homes constructed property, which is incredibly spacious throughout and has lovely country views to the rear. Tandem garage and parking!

**Southfield Drive,
Yeovil,
BA21 3FJ**

- Super Wyatt Home
- Immaculate Throughout
 - Tandem Garage
 - Stunning Views
 - Annexe Potential
 - Private Gardens
- Very Spacious Accommodation
 - Viewing Essential


Viewing strictly by appointment
Symonds & Sampson
01935 423526





An absolutely fantastic 2295 sq ft, 4 storey property with 4 bedroom, 3 reception rooms, 3 bathroom semi-detached property which offers annexe potential on the lower ground floor.

The property, which has a fantastic living room and sensational kitchen fitted with Neff appliances, further benefits from an attractive private garden, parking and a double-length tandem garage.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



The house, which very much needs to be seen to be appreciated, further benefits from coved ceilings, gas central heating, uPVC double glazed sash windows and is arranged in more detail over four floors as follows:

An entry door with a spy hole leads to the reception hall having staircases rising to both the first floor and descending to the lower ground floor, there is a cloakroom off with a white suite.

The sitting room is fantastic having a lovely central feature living gas mock wood burner with an attractive stone surround and hearth, there is also a Juliette balcony overlooking the rear of the property with an opening leading to the dining room.

The kitchen/breakfast room is very spacious enjoying an aspect to the front of the property with a comprehensive range of units with marble effect worktops and grey doors

with stainless steel door furniture. There are a number of fitted Neff appliances including a four-ring hob, double oven and cooker hood, whilst there is also a dishwasher, fridge/freezer and both floor and wall tiling. There is a comprehensive range of base units with drawers and cupboards under, a number of wall cupboards and a substantial island unit.

On the lower ground floor, there is a hallway with a door to the tandem garage and a storage cupboard with a cloakroom off with a white suite.

There is a good-sized games/play room which has uPVC double-glazed French doors to the rear, whilst there is a useful utility room with a range of marble effect worktops with grey doors, stainless steel door furniture and a stainless steel sink. Please note this area could easily be used as an annexe for a teenage son/daughter or indeed an elderly parent.

On the first floor is a good size landing having a staircase rising to the second floor and a storage cupboard.

The master bedroom has two windows overlooking the rear, a small walk-in dressing room with light, there is a lovely fully tiled en suite shower room with a white suite. Bedroom 2 has attractive timber effect flooring and overlooks the front, there is also a fully tiled family bathroom with a white suite.

On the second floor, there is a landing with an airing cupboard, linen cupboard and a further door to a large area of eaves storage. There are two further double bedrooms on this floor and also a bathroom again being fully tiled with a white suite.

Agents Note

Please note that all four bedrooms on both the first and second floor have useful fitted wardrobes with attractive timber doors.





Outside

To the front of the property, there is a small gravelled area with brick walls and wrought iron railings. To the rear the gardens are pleasantly laid to lawn having patio, gate to the side, stocked border and predominantly enclosed by brick walling and lap panel fencing.

At the rear, there is parking for two vehicles, which leads to the tandem double length garage having electric up and over door, light and power connected.

Agents Note

Symonds & Sampson have done their very best to describe this property with professional photographs, floorplan and an online high-quality walk-through video however an internal viewing is essential to appreciate the superb accommodation that this property provides.

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, 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.

Directions

what 3 words:

///waltz.overruns.lake

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 Drive. The property will be found on your left hand side. After a short distance, there is rear access to the house. The property fronts onto Thorne Lane.

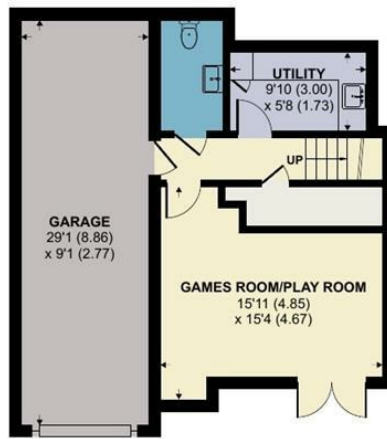
Southfield Drive, Yeovil

Approximate Area = 2295 sq ft / 213.2 sq m

Garage = 267 sq ft / 24.8 sq m

Total = 2562 sq ft / 238 sq m

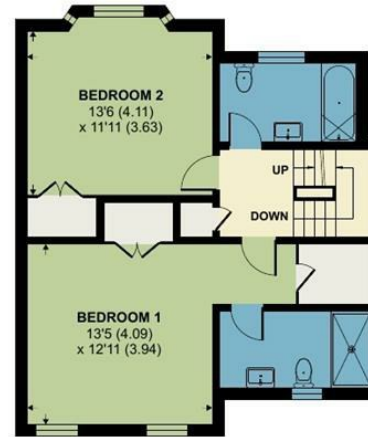
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

YEO/JS/27/02/2024



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: 1092062



Symonds
& Sampson

ESTABLISHED 1858

01935 423526

Symonds & Sampson 2 Court Ash

Yeovil

Somerset

BA20 1HG

yeovil@symondsandsampson.co.uk

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.

