



Symonds  
& Sampson  
FOR SALE

## Stone Lane, Yeovil, Somerset

A very rare opportunity to acquire a chalet bungalow requiring sympathetic modernisation and lying in a very desirable cul-de-sac. No onward chain!

Guide Price  
**£350,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858

**Stone Lane,  
Yeovil, Somerset,  
BA21 4NN**

- Vacant Possession
- Desirable Cul-de-sac
- Spacious Throughout
- Some Modernisation Required
- Easy Managed Gardens
- Garage & Parking

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526





Symonds & Sampson are delighted to have been chosen to market this detached 3 bedroom, 2 reception room chalet bungalow which requires sympathetic modernisation and lies in one of Yeovil's most desirable cul-de-sacs.

The property which has a garage and parking has lovely mature gardens to the front and rear and early viewing is very much advised.

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The property has uPVC double glazing, some coved ceilings, gas central heating and has the benefit of being sold with no onward chain being arranged over two floors as follows:

A uPVC double-glazed entrance door has a side screen leading to the porch, which has floor tiling, whilst in turn uPVC double-glazed doors again with a side screen leads to the reception hall. The hall has an attractive parquet floor and a staircase rising to the first floor.

The lounge/dining room is a very good size being L-shaped and triple aspect having a central feature gas fire with tiled backing and hearth. UPVC double-glazed doors lead to the sun lounge being of uPVC double-glazed construction standing on a base and having a door to the private rear garden.

Also on the ground floor is the kitchen, which is a good size having a range of units with marble effect worktops with white doors and stainless steel trim.

There are a good number of wall cupboards and base units, gas point, whilst a double-glazed door leads to the side lobby. This room is a useful storage area, whilst offering doors to both the front and rear and access to the garage.

Off the side lobby is a cloakroom with a low-level WC.

Finally, on the ground floor, there is a bathroom with a coloured suite and bedroom one overlooking the front of the property.

On the first floor is a landing having an airing cupboard, storage cupboard and extensive eaves storage, whilst there are two further double bedrooms each overlooking the side of the property and one having a double wardrobe.

#### Outside

To the front of the property is parking for one vehicle, which leads to a garage with up and over door, light and power connected, window and door to the lobby.

The gardens to the front are laid to lawn having a mature tree with brick walling. The rear garden is laid to lawn having deep stocked borders a number of mature trees and is pleasant and private.

#### Situation

Yeovil town has an excellent range of shopping, business and leisure amenities. The home is also well-positioned for both local primary and secondary schools. There are excellent road links close by as Yeovil is within the A303 and A37 corridor. Yeovil also benefits from main line rail links (London Waterloo) and is within easy motoring distance of the county town (Taunton) and the Jurassic coast.

#### Directions

From the Yeovil hospital roundabout take the A359 Mudford Road. Take the sharp left-hand bend into Combe Street Lane and then immediately right into Stone Lane where the property will be found in a cul de sac on your left-hand side.

#### Services

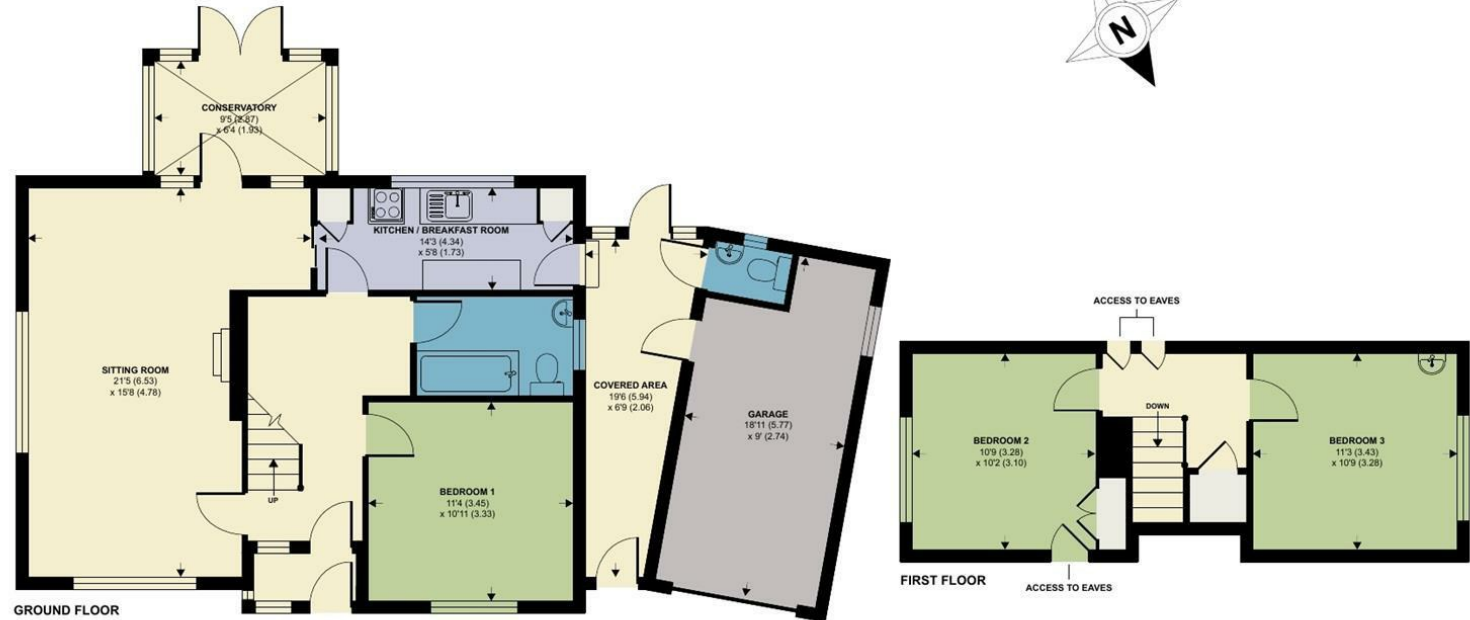
Mains water, gas, electricity and drainage. Gas-fired central heating.

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>

## Stone Lane, Yeovil

Approximate Area = 1160 sq ft / 107.7 sq m  
 Garage = 170 sq ft / 15.8 sq m  
 Total = 1330 sq ft / 123.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 974144



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