



Derwent Way, Yeovil

A fine and spacious much-extended home lying in a cul de sac on the popular Abbey Manor Park development and only a short distance from the outstanding rated Preston Primary School.

Guide Price
£275,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Derwent Way,
Yeovil,
BA21 3SZ**

- Much Extended
- Cul De Sac Location
- Extensive Parking
- Short Distance Outstanding Rated School
 - Rare Opportunity
- Early Viewing Advised

Viewing strictly by appointment
Symonds & Sampson
01935 423526





A much extended 3 bedroom, 3 reception room, 2 bathroom semi-detached property which lies on a corner plot in a cul de sac on the popular Abbey Manor Park development.

The house, which lies a short distance from an outstanding-rated school, also benefits from extensive parking and gardens.

The property has gas central heating, uPVC double glazing, coved ceilings, and attractive timber effect flooring on the ground floor and is arranged in more detail over two floors as follows.

A uPVC double-glazed entrance door leads to the porch, which is of uPVC double-glazed construction and has a uPVC double-glazed entrance door with leaded light patterned window to the reception hall. A staircase rises to the first floor, whilst there is a cloakroom off with a white suite.

There is a useful study (7' x 6') overlooking the front of the property, whilst there is a good-sized sitting room (14' x

12'), an archway leads through to a dining room (11'7 x 11') with a feature wood burner and also a very useful sun lounge (10'6 x 10') of uPVC double-glazed construction with french doors to the rear.

Finally on the ground floor is a good size kitchen (11' x 10'6) having a comprehensive range of units with grey worktops, green doors and stainless steel door furniture. Fitted appliances include a stainless steel five-ring hob unit and a stainless steel/glass cooker hood over. There is a good range of base units with drawers and cupboards under, extensive wall tiling and a number of wall cupboards.

On the first floor, there is a landing with an airing cupboard, whilst there is a master bedroom (12' x 11') with an en suite shower room with a white suite. There are two further bedrooms (10' x 8'9 and 11' x 7') and a family bathroom with a white suite.

Outside

To the front of the property, there is parking for 2-3 vehicles



with further parking at the side,. The rear garden is laid to patio, mock turf, gate to the side and enclosed by lap fencing.

Services

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

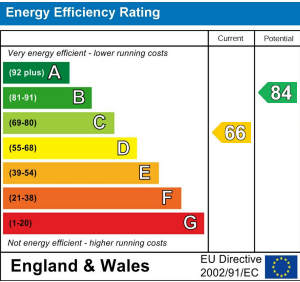
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Directions

From the Yeovil Hospital roundabout (A30) take Kingston (A37) to the Yeovil College roundabout taking the first left into Preston Road. Follow Preston Road to the Asda Roundabout taking the third exit into Western Avenue. At the next roundabout take the third exit into Stourton Way and turn left into The Toose. The turn right into Derwent Way

were the property will be found on your right hand side.

What 3 words:
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YEO/JS/28.05.2024



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