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01935 423526

FOR SALE

Constable Close

Yeovil, Somerset

Constable Close

Yeovil
Somerset
BA21 5XS



- Detached House Nestling in a Quiet Location
 - Hall & Cloakroom/WC
 - Sitting/Dining Room
 - Kitchen
 - 4 Bedrooms
 - Bathroom
- Good Sized Private Rear Garden
 - Parking
 - Double Garage
 - No Onward Chain

Guide Price £300,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A modern detached house set on a slightly elevated site together with ample parking, a double garage and a good-sized rear garden enjoying a good degree of privacy.

ACCOMMODATION

The accommodation comprises an entrance hall, cloakroom/WC, sitting/dining room, kitchen, first floor landing, 4 bedrooms and bathroom.

SITUATION

The property is located on the popular northeastern side of Yeovil close to shopping and other local amenities.

Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park, for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Yeovil being situated close to the Somerset/Dorset border provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés. Yeovil is a very sporty town with a number of golf courses in the

area, rugby union played at club level and Yeovil Town Football Club otherwise known as the Glovers. Ham Hill to the west of Yeovil is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings.

There are extensive opportunities for equestrian sport and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter and Bournemouth all within approximately an hour's drive.

DIRECTIONS

What3words:

///unearthly.agrees.wizard

SERVICES

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

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://www.ofcom.org.uk>

MATERIAL INFORMATION

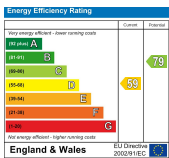
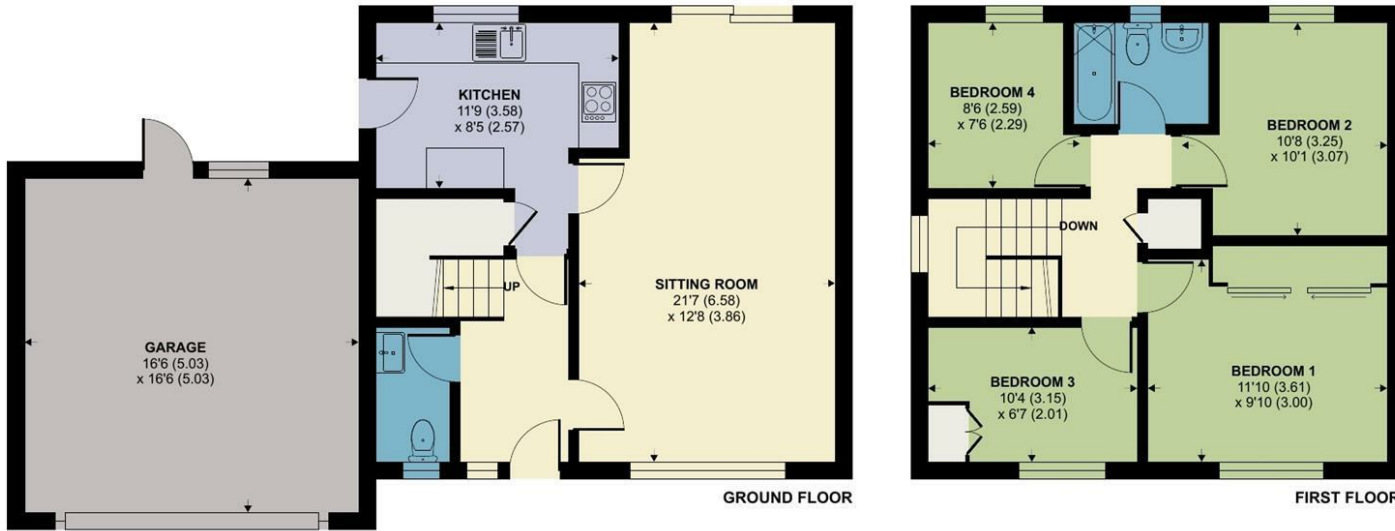
Council Tax Band: D

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.



Constable Close, Yeovil

Approximate Area = 982 sq ft / 91.2 sq m
 Garage = 272 sq ft / 25.2 sq m
 Total = 1254 sq ft / 116.4 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1178347



YEO/SH/03.09.2024



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