

Symonds
& Sampson

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01935 423526
FOR SALE

Wessex Road

Yeovil, Somerset

Wessex Road

Yeovil
Somerset
BA21 3LP

A spacious 3 bedroom, 2 reception room bungalow offered for sale with no onward chain in a popular location with large gardens, a garage and parking.



- Spacious Throughout
- Large Mature Gardens
 - No Onward Chain
- Parade of Shops Nearby
 - Rare Opportunity
 - Early Viewing Advised



Guide Price £280,000

Freehold

Yeovil Sales
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yeovil@symondsandsampson.co.uk



THE DWELLING

A particularly spacious semi-detached bungalow with no onward chain being offered for sale in a popular residential location with a useful parade of shops nearby.

The property requires sympathetic modernisation but benefits from UPVC double glazing, coved ceilings, and night storage heating.

ACCOMMODATION

The bungalow is arranged in more detail as follows:

A uPVC double-glazed entrance door leads to the reception hall having an airing cupboard and a hatch to the roof space. There is a very good size sitting room with a pleasant open aspect to the front with a central feature reconstructed stone fireplace with a hearth and shelf.

The kitchen has a range of units with granite effect worktops with cream doors. Fitted appliances include a four-ring hob and stainless steel oven. There is a good range of base units with drawers and cupboards under, wall cupboards, plumbing for an automatic washing machine and two, two door larder cupboards.

There is a very useful conservatory of uPVC double-glazed construction having sliding doors to the rear.

There are three large bedrooms with two having fitted wardrobes and finally a bathroom with a white suite and a separate WC.





OUTSIDE

To the front of the bungalow is a good sized lawned garden, whilst to the rear the gardens are the true feature of this property being a very good size, laid to lawn and having a patio, a number of fruit trees including plumb and apple, raised beds, feature pond, a gate to the side, many trees and shrubs and is enclosed by lap panel fencing.

At the side of the bungalow is parking for 4-5 vehicles, which leads to a garage with an up-and-over door and has light and power connected.

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

What 3 words: ///sling.edges.nearly

From the main Yeovil Hospital roundabout A30, take the A37 to the Yeovil College roundabout, take the second exit into Ilchester Road proceeding through the traffic lights. Branch off into Tintinhull Road taking the exit into Thorne

Lane at the mini roundabouts. At the next mini roundabout take the first left into Larkhill Road. Take the next left into Wessex Road where the property will be found on your left hand side.

SERVICES

Mains water, electricity and drainage. Night storage 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://www.ofcom.org.uk>



MATERIAL INFORMATION

Council Tax Band: C

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

AGENTS NOTE

To comply with The 1979 Estate Agency Act, we must make any buyers aware that a member of Symonds & Sampson staff qualifies as a related person to the vendor of this property. Please speak to Jeremy Smith, Residential Part for any further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

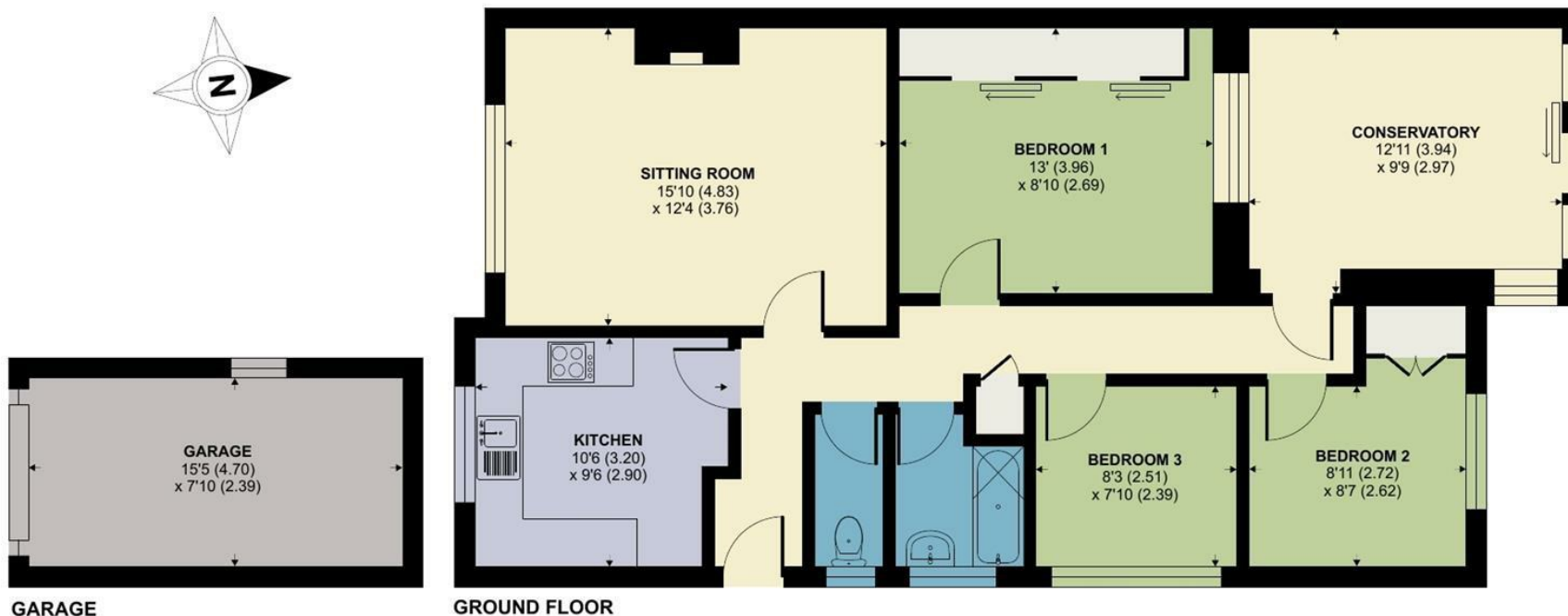
Wessex Road, Yeovil

Approximate Area = 944 sq ft / 87.7 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



YEO/JS/11.09.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1182961



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