



Symonds
& Sampson

Stoneleigh Mews

Yeovil, Somerset

Stoneleigh

Mews

Yeovil
Somerset
BA21 3UT



- Spacious Detached Property
 - 4 Bedrooms
 - Popular Location
 - Garage and Parking
 - No Onward Chain
 - Cul De Sac
 - Large Garden

Guide Price £450,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



ACCOMMODATION

The property has gas central heating, uPVC double glazing and extensive covered ceilings. Please note that all white goods, curtains, blinds and light fittings are included in the sale.

There is a pillared entrance portico with a part glazed door leading to the reception hall, having floor tiling and a staircase rising to the first floor. Off here is a cloakroom with a white suite, whilst there is a superb triple aspect sitting room with a central living coal effect gas fire with polished marble effect stone surround and hearth and a three-door bi-fold door to the rear. There is a good-sized dining room overlooking the front of the property.

The kitchen is a good size having a comprehensive range of units with marble effect worktops with timber effect doors and stainless steel door furniture, with fitted appliances including a four ring gas hob, stainless steel hood, double oven, base units with drawers and cupboards under and both floor and wall tiling. Off the kitchen is a utility room with a range of units matching those in the kitchen, double glazed door to the rear, a cupboard housing the gas boiler and please note all white goods are included within the sale.

On the first floor is a galleried landing with a hatch to the roof space and an airing cupboard, whilst there is a master bedroom suite comprising a double bedroom, dressing room with a range of wall-to-wall wardrobes and an attractive en suite wet room, whilst there are three further good size bedrooms, and a family bathroom being fully tiled with a white suite.

OUTSIDE

To the front of the property is a gravelled bed with ironed railings, whilst to the rear the gardens are a good size with a large patio, extensive gravelled beds, outside tap and power, a side gate and the garden is enclosed by lap panel fencing.

At the front of the property is parking for 2 vehicles, which leads to a double garage with up an electric door, power and light connected, personal door and eaves storage.

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://www.ofcom.org.uk>

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 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: ///freed.acute.gifted

MATERIAL INFORMATION

Council Tax Band: E

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



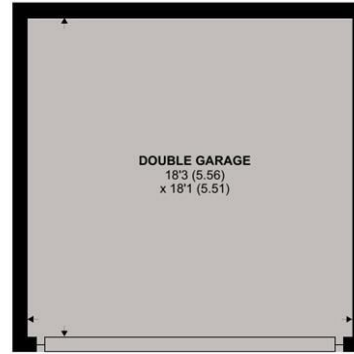
Stoneleigh Mews, Yeovil

Approximate Area = 1358 sq ft / 126.2 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 1688 sq ft / 156.8 sq m

For identification only - Not to scale



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1196759



Energy Efficiency Rating	
Current	Potential
78	87
Energy Efficiency Rating scale: A (Green) to G (Red)	
Energy Efficiency Rating scale: 1 (Green) to 7 (Red)	
England & Wales EU Directive 2002/91/EC	



YEO/JS/04.10.2024



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