

Symonds
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01935 423526

FOR SALE

Athelney Way

Yeovil, Somerset

Athelney Way

Yeovil
Somerset
BA21 3TN



- Super Semi Detached
- No Onward Chain
- Good Size Garden
- Garage & Parking
- Ideal First Time Buy
- Early Viewing Advised

Guide Price £235,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A charming semi-detached property, which lies in a cul-de-sac on the always popular Abbey Manor Park development having the benefit of timber laminate floors, uPVC double glazing and gas central heating.

ACCOMMODATION

The property is well presented being arranged over two floors as follows:

A double-glazed entrance door leads to the hall with a staircase rising to the first floor. The kitchen is a good size having a range of units with black marble effect worktops and timber effect doors. Fitted appliances include a stainless steel four-ring hob, oven and cooker hood, whilst French doors lead to the garden at the rear.

The sitting room is a good size enjoying an open aspect to the front and having timber laminate floor.

On the first floor is a landing with a hatch to the roof space and cupboard, three bedrooms and a family bathroom with a white suite.

OUTSIDE

To the front of the property is a stone-chipped area, whilst to the rear the garden is a good size offering lawns, decking, patio, flint chipped areas, being particularly private and enclosed by lap panel fencing. At the side there is parking and a garage with an up and over door,

SITUATION

Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, 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: ///maker.that.grew

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>

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.



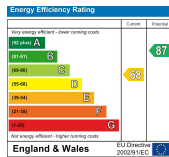
Athelney Way, Yeovil

Approximate Area = 768 sq ft / 71.3 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 904 sq ft / 83.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1202517



YEO/RES/30.10.2024



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