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Symonds  
& Sampson

# Brambling Mews

Houndstone, Yeovil, Somerset

# Brambling Mews

Houndstone  
Yeovil  
Somerset BA22 8GP



- Immaculate & Spacious
- Open Aspect to the Front
  - 5 Double Bedrooms
  - Double Garage
  - Private Garden
  - Rare Opportunity
  - Cul De Sac Locaton

Guide Price £450,000

Freehold

Yeovil Sales  
01935 423526  
[yeovil@symondsandsampson.co.uk](mailto:yeovil@symondsandsampson.co.uk)



## THE DWELLING

A virtually new detached property which is arranged over three floors and lies in a pleasant cul de sac with a lovely open aspect to the front. The property benefits from private gardens, a double garage, whilst also having uPVC double glazing and gas central heating.

## ACCOMMODATION

This substantial detached house, which needs to be seen to be appreciated, is arranged over three floors as follows: A reception hall with a staircase rising to the first floor with a cloakroom off with a white suite. There is a very good-sized aspect sitting room with French doors to the rear garden and also a comprehensive fitted kitchen/dining room again being dual-aspect with fitted appliances including a ring hob, oven, stainless steel splashback and hood.

Finally, on the ground floor is a useful utility room having a range of units matching those in the kitchen and a gas boiler.

On the first floor is a landing and a staircase rising to the second floor, three bedrooms with the largest being dual aspect and having an en suite shower room with a white suite.

On the second floor, there are two further large double bedrooms and a shower room.

## OUTSIDE

The rear garden is particularly private having a lawn, patio, shed, and gate to the rear and enclosed by brick walling.

To the rear of the property is a double garage with twin up and over doors.





## 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: ///crowned.toddler.firepower

## 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: E

The area around Brambling Mews has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.



# Brambling Mews, Houndstone, Yeovil

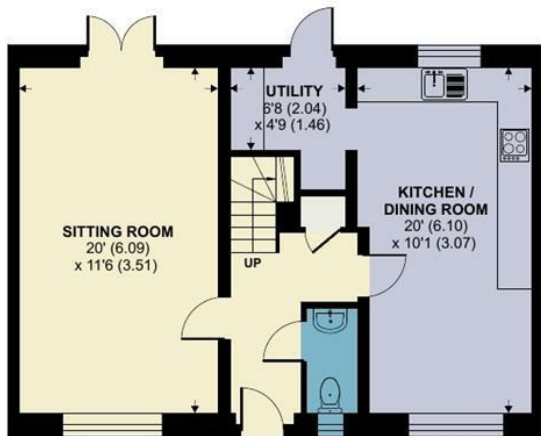
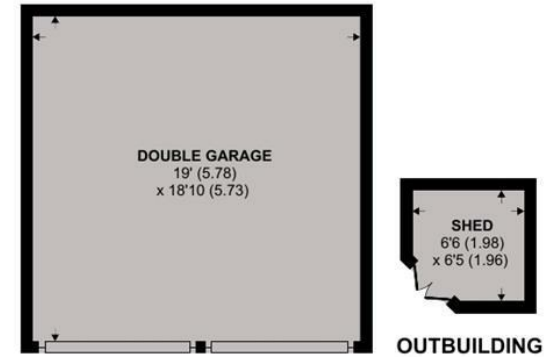
Approximate Area = 1716 sq ft / 159.4 sq m

Garage = 357 sq ft / 33.1 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 2111 sq ft / 196 sq m

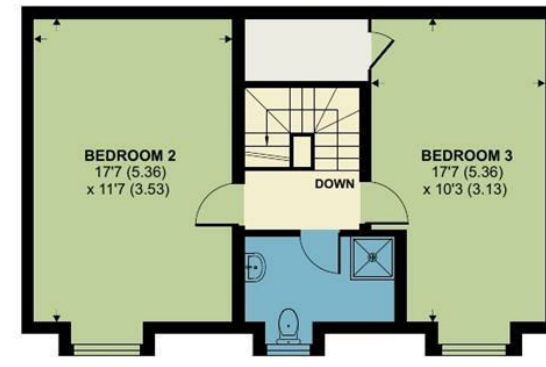
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1208544



| Energy Efficiency Rating |   | Current   | Target    |
|--------------------------|---|-----------|-----------|
| Energy Efficiency        | A | 86        | 92        |
| Environmental Impact     | B |           |           |
| Water Efficiency         | C |           |           |
| Space Heating            | D |           |           |
| Water Heating            | E |           |           |
| Lighting                 | F |           |           |
| Renewable Energy         | G |           |           |
| England & Wales          |   | 2020-2021 | 2021-2022 |

YEO/JS/07.11.2024



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