

Symonds  
& Sampson

# Meadow View

Stoford

Symonds  
& Sampson  
01935 42352  
FOR SALE



# Meadow View

Stoford  
BA22 9UL



- Extended Semi Detached
- Garage and Parking
  - Private Garden
- Rare Opportunity
- Motivated Seller
- Viewing Advised

Guide Price £325,000

Freehold

Yeovil Sales  
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## THE DWELLING

A well-presented and spacious extended semi-detached property benefitting from coved ceilings, dado rails, oil central heating, extensive laminate flooring on the ground floor and uPVC double glazing.

## ACCOMMODATION

The entrance porch has a upvc double glazed door to the reception hall which has a staircase rising to the first floor with a door and a side screen to the sitting room. This room is a very good-sized dual-aspect room with uPVC double-glazed French doors to the rear and a lovely central feature multi fuel burner.

The kitchen/breakfast room is a good size again being dual aspect having a range of units with granite effect worktops, grey doors and stainless steel door furniture, a good range of underlit wall cupboards, base units with drawers and cupboards under, and both floor and wall tiling.

There is also a breakfast bar, whilst a uPVC double-glazed door leads to the rear. Off the kitchen is a useful cloakroom with a white suite.

Finally, on the ground floor is a study overlooking the rear of the property.

On the first floor is a landing with an airing cupboard, three good size bedrooms and a family bathroom being fully tiled with a white suite having a panel bath with mixer tap and hand-held shower attachment.

## OUTSIDE

To the front of the house is a lawned garden with gravelled bed and privet hedge, whilst to the rear the garden is a real feature having a lawn, patio, pathway, mature trees, tap and light, oil tank, gate to the side and enclosed by lap panel fencing.

At the side of the house is parking for three vehicles, which leads to a detached garage with an up an over door and personal door.

## SITUATION

Stoford is a village just to the south of Yeovil and benefits from a main line railway connection 15 minutes walk from the property (Yeovil Junction) to London Waterloo. There is a village public house, and there is a primary school in the nearby village of Barwick. There is also a regular bus service to the area's major centre, Yeovil town, which provides a comprehensive range of every day and other amenities including a leisure park with a cinema.

## DIRECTIONS

What 3 words: ///wooden.clues.gates

## SERVICES

Mains water, electricity and drainage. Oil-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

There is a very low flood risk for this property. While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent	C		
Below average	D		
Needs improvement	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - very high running costs	G		
England & Wales		83	83
EU Directive 2002/91/EC			

## Meadow View, Stoford, Yeovil

Approximate Area = 995 sq ft / 92.4 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1148 sq ft / 106.6 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 2025. Produced for Symonds & Sampson. REF: 1236085



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