



Symonds
& Sampson

St. Nicholas Park

Yeovil, Somerset

St. Nicholas Park

Yeovil
Somerset
BA20 1SX



- Sensational Property
- Mature Feature Gardens
- Close to Yeovil Town Centre
- Extensive Parking and Large Garage
 - Internal Viewing Essential
 - Desirable Cul De Sac

Guide Price £485,000
Freehold

Yeovil Sales
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THE DWELLING

Our clients have modernised this lovely detached property, which offers beautifully presented accommodation and further benefits from uPVC double glazing, gas central heating, coved ceilings, and attractive timber doors with stainless steel door furniture whilst lying in a desirable cul de sac location enjoying views over Yeovil town centre.

ACCOMMODATION

A uPVC double-glazed entrance door has a side screen to the reception hall with a hatch to the roof space, which is part-boarded.

The sitting room is a very good size being dual aspect having a porthole window to the side, a super woodburner and patio doors leading to the sun lounge.

The sunlounge is a good size being of UPVC double-glazed construction having French doors to the rear, and a wonderful vaulted ceiling.

The kitchen/breakfast room is absolutely sensational fitted with a comprehensive range of units with attractive timber effect worktops with cream doors. Fitted appliances include a five-ring hob and hood, double oven, washing machine, dishwasher, two-door refrigerator and two-door freezer. There is a comprehensive range of base units with

drawers and cupboards under, wall cupboards and a peninsular unit.

The master bedroom is substantial having fitted wardrobes and an ensuite with a fully tiled shower room. There are three further bedrooms with one currently being used as a dressing room with extensive wardrobes. There is also a family bathroom with a coloured suite.

OUTSIDE

To the front is a lawned garden with gravelled borders. The rear gardens are lovely with a patio, shed, gravelled bed, raised borders, mature trees including silver birch, and feature trellis. There is a further Mediterranean-style garden to the side with attractive trees and timber chippings. The garden is extensively enclosed by lap panel fencing having a gate to the side and front of the property.

There is parking for 3-4 vehicles, whilst a single door leads to the good size garage.

SITUATION

Yeovil is the main town in the area with a wide range of excellent shopping, business and cultural facilities. There are four supermarkets as well as schools from primary through to secondary and a college. A mainline rail station is at Yeovil Junction with road links placed jointly on the A30

and A37. The A303 trunk road is approximately 5 miles away. The M5 Junction 25 is approximately 20 miles and the South Coast is within 25 miles.

DIRECTIONS

What 3 words: ///solid.award.bucked

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

Flood risk: Very Low



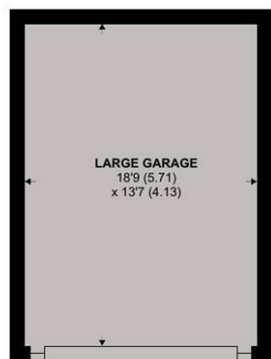
St. Nicholas Park, Yeovil

Approximate Area = 1406 sq ft / 130.6 sq m

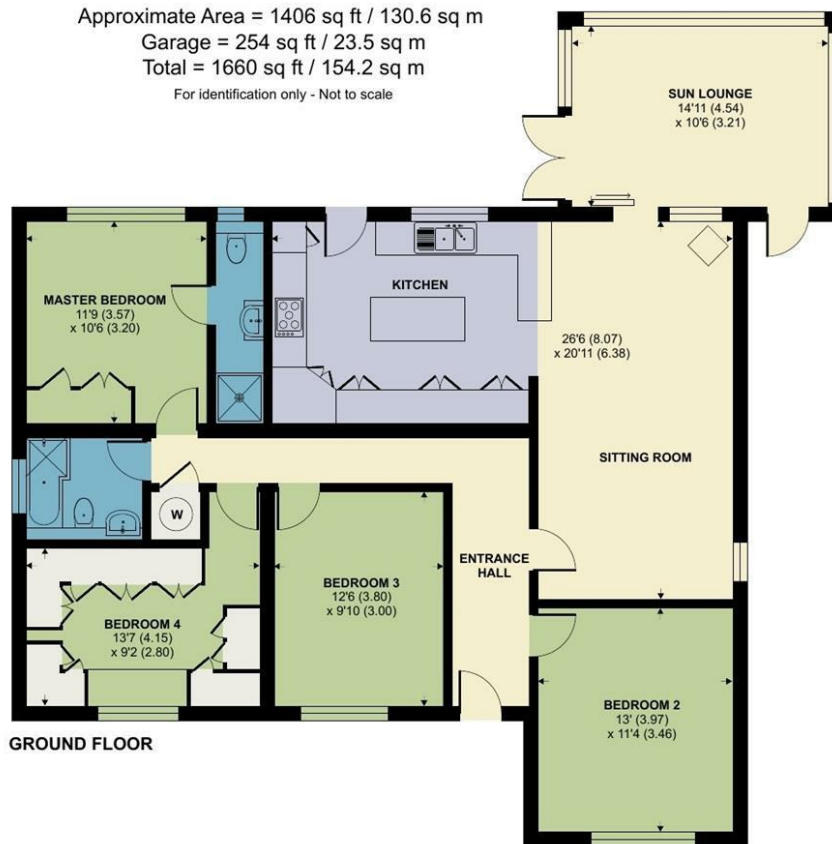
Garage = 254 sq ft / 23.5 sq m

Total = 1660 sq ft / 154.2 sq m

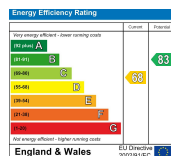
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GARAGE



GROUND FLOOR



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: 1239443



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