

Symonds
& Sampson

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01935 423526
FOR SALE

3 Higher Ream

Yeovil, Somerset

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Yeovil
BA21 3SH



- Super Bungalow
- Cul De Sac Location
 - No Chain
- Parking for 3 Vehicles
 - Gardens
- Viewing Advised



Guide Price £275,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A well-presented bungalow benefitting from upvc double glazing, gas central heating, coved ceilings and being offered for sale with no onward chain and lying in a cul de sac.

ACCOMMODATION

A upvc double glazed entrance door leads to the reception hall, which has a feature porthole window to the front.

The kitchen is pleasant, having a comprehensive range of granite-effect worktops with timber-effect doors and stainless steel door furniture. There are a number of base units with drawers and cupboards under, wall cupboards, both floor and wall tiling, a gas boiler and plumbing for an automatic washing machine.

The sitting room is a good size, having an open aspect to the front, whilst there is an inner hallway with a hatch to the roof space and airing cupboard and two bedrooms. Off bedroom two is access to the conservatory, of uPVC double glazed construction with French doors to the rear.

OUTSIDE

To the front of the property is an area of garden, whilst to the rear the garden is easily managed laid to patio, gravel beds, a number of mature trees, pathway, shed, gate to the front and enclosed by lap panel fencing.

At the side of the bungalow, there is parking for 3 vehicles and a tap.

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, and 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: ///cars.going.late

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

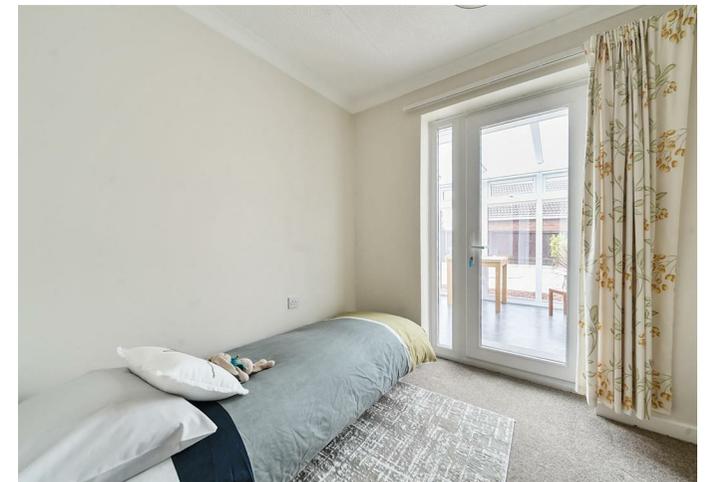
Mobile signal/coverage - Available both indoors and outside (Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: C

Flood Risk: Very Low

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
102-110kWh	A		89
81-101kWh	B	72	
62-80kWh	C		
43-61kWh	D		
25-42kWh	E		
11-24kWh	F		
1-10kWh	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Higher Ream, Yeovil

Approximate Area = 648 sq ft / 60.2 sq m

For identification only - Not to scale



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: 1279044



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01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



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