



Symonds
& Sampson

6 Hendford Grove
Yeovil, Somerset

6 Hendford Grove

Yeovil
Somerset
BA20 1UT



- Close to the Town Centre
- Excellent Investment Opportunity
 - No Onward Chain
 - Priced to Sell
- Early Viewing Advised
 - Private Garden

Guide Price **£219,950**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

This super home, which is offered for sale with no onward chain, benefits from gas central heating, upvc double glazing, coved ceilings, attractive timber effect flooring and a private garden to the rear. The house lies a short distance from Yeovil town centre and early viewing is very much advised.

ACCOMMODATION

A upvc double glazed entrance door leads to the reception hall, having parquet floor tiling, whilst the sitting room is a good size overlooking the front of the property.

There is a good size dining room having an understairs storage cupboard, whilst the kitchen is dual aspect, having an attractive range of units with timber effect worktops with cream doors.

Fitted appliances include a four ring hob, oven and a cooker hood, whilst there is a breakfast bar, double glazed door to the rear, a gas boiler and a number of wall cupboards.

On the first floor is a landing with a hatch to the roof space, which is mostly boarded with insulation under, whilst there are three good size bedrooms and an attractive, fully tiled bathroom with a white suite.

OUTSIDE

To the front of the house is a small area of garden, whilst to the rear, the garden is laid to lawn, patio, water feature and is enclosed by lap panel fencing and brick walling.

SITUATION

The home is located just off the town centre of Yeovil, only a short distance from the main shopping centre. The beautiful Ninesprings Country Park is close by, which is a 127-acre park in the middle of the town, incorporating an abundance of small rivers, lakes, waterfalls, grassland, country trails and walks. There is also a large woodland and a children's play area.

The town of Yeovil offers two mainline rail stations at Yeovil Junction and Pen Mill, both within a mile of the property. There are excellent shopping, business and cultural facilities; 3 supermarkets, as well as schools from primary through to secondary and a college within easy reach. Regular buses run within the town and the neighbouring towns and villages. The town is also extremely well placed, jointly on the A30 and A37, the A303 trunk road is only about 5 miles away, with the M5 (Junction 25), about 20 miles away, and the South Coast is 25 miles distant.

DIRECTIONS

What 3 words: [///valley.gravel.shiny](http://valley.gravel.shiny)

SERVICES

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

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Permit parking is available and can be purchased from Somerset Council.

Right of way over adjoining property.

Council Tax Band: B

Flood Risk: Very Low



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A++ (91-100)		82
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
England & Wales		
EU Directive 2002/91/EC		



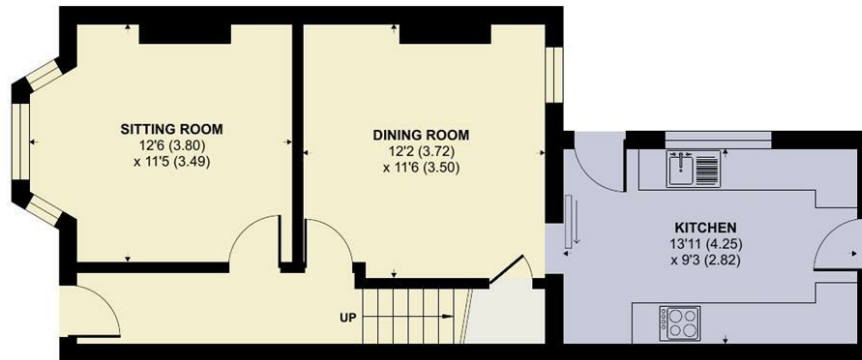
Hendford Grove, Yeovil

Approximate Area = 959 sq ft / 89 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1335841



YEO/JS/07.08.2025



01935 423526

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT