

Symonds
& Sampson

147 Westland Road
Yeovil, Somerset

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Yeovil
Somerset
BA20 2AZ



- Spacious Throughout
- Large Corner Plot
- Parking & Garage
- Rare Opportunity
- Short Walk to Leonardo
- Close to Yeovil Town Centre

Offers In Excess Of £249,950
Freehold

Yeovil Sales
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THE DWELLING

The property, which is coming to the market for the first time in over 50 years, lies on a large corner plot and benefits from gas central heating, UPVC double glazing, and coved ceilings. An early viewing is highly recommended.

ACCOMMODATION

Upvc French doors lead to the porch with floor tiling and a glazed door to the hall with a staircase rising to the first floor.

The dining room is a good size, being dual aspect and having an opening to the kitchen, which is again a good size and has a door to the side. There is a good range of units with granite effect worktops with timber effect doors, and stainless steel door furniture, whilst there is a gas boiler, wall cupboards, a larder cupboard, plumbing for an automatic washing machine, and floor and wall tiling.

Finally, on the ground floor is a sitting room having an attractive central feature living coal-effect fire with a reconstructed stone surround, whilst Upvc double-glazed patio doors lead to the rear.

On the first floor is a landing with a hatch to the roof space, three good-sized bedrooms and a fully tiled bathroom with a white suite and a separate WC.

OUTSIDE

A particular feature of this property are the gardens to the front, side and rear, which comprise lawned areas, mature trees, beds and borders, a vegetable garden, a small pond, etc.

There is a gravelled area providing parking for 1/2 vehicles, whilst there is also a concrete drive leading to the garage with an up-and-over door.

SITUATION

The property lies a stone's throw from Leonardo and a short walk to Yeovil town centre and Yeovil Hospital. Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking. Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level, and Yeovil Town Football Club, otherwise known as the Glovers.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway

stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter and Bournemouth, all within approximately an hour's drive.

DIRECTIONS

What 3 words: [///budget.dull.beast](#)

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

Council Tax Band: B

Flood Risk: Very Low

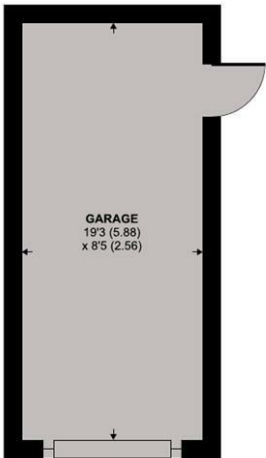
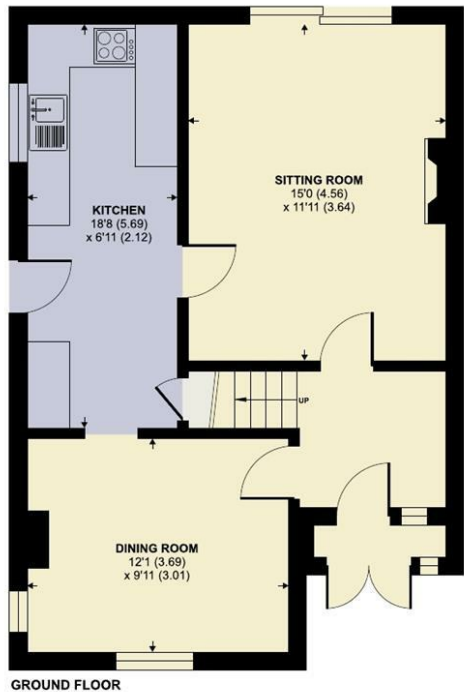


Energy Efficiency Rating		
Energy Efficiency Class	Energy Efficiency Score	Energy Efficiency Rating
A	92-100	A
B	81-91	B
C	69-80	C
D	55-68	D
E	39-54	E
F	29-38	F
G	1-28	G

England & Wales

Westland Road, Yeovil

Approximate Area = 1045 sq ft / 97 sq m
Garage = 162 sq ft / 15 sq m
Total = 1207 sq ft / 112 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. Symonds & Sampson. REF: 1355096

YEO/JS/19.09.2025



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