



Symonds
& Sampson

39 Cabot Road
Cabot Road, Yeovil, Somerset

39 Cabot Road

Yeovil
Somerset
BA21 5FQ



- Simply Sensational Property
 - Rare Opportunity
 - Cul De Sac Location
 - Lovely Country Views
 - Beautifully Presented
 - Internal Viewing Advised

Guide Price **£475,000**

Freehold

Yeovil Sales
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THE DWELLING

This beautifully presented property lies at the end of a cul-de-sac and is offered for sale in immaculate order. The property benefits from gas central heating, UPVC double glazing and extensive timber-effect flooring on the ground floor.

Constructed by David Wilson Homes in 2016, the property is surely one of the finest on the Wyndham Park development, and early viewing is absolutely essential.

ACCOMMODATION

A brick-pillared storm porch with a part-glazed door leads to a good sized reception hall, a tiled floor with a staircase rising to the first floor, an understairs storage cupboard and a cloakroom with a white suite.

The sitting room is a very good size with UPVC double-glazed French doors to the rear and a recently installed media unit with in-built television and feature electric fire.

The kitchen/breakfast/living room is very much the "heart of the home" with the kitchen area having a comprehensive range of units, marble worktops and taupe doors with stainless steel door furniture.

Fitted NEFF appliances include a five-ring hob, a double stainless steel cooker hood with splashback, a stainless-steel double oven and microwave, fridge freezer and dishwasher. There is an excellent range of both wall cupboards and base units with drawers and cupboards under, along with a breakfast bar.

The living area has UPVC double-glazed doors to the rear.

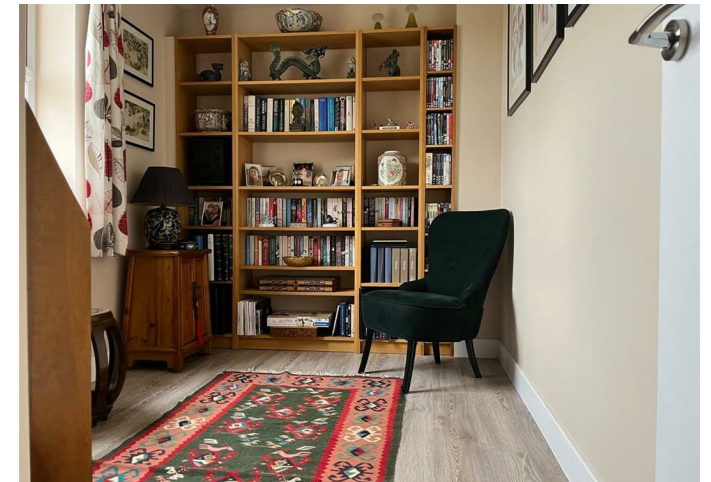
The utility room has a range of wall and base units, the gas boiler, sink, washing machine and tumble dryer. A part-glazed door opens to the driveway and double garage with an electric charging unit.

A door from the kitchen leads through to the dining room with views across the fields to the front. This room is currently being used as a study. A further reception room is being used as a second study/library.

The first floor has a galleried landing with an airing cupboard housing hot water tank and shelves, and a hatch to the roof space.

The master bedroom suite is dual aspect, enjoying country views to the front, a good-sized dressing area boasting a range of fitted wardrobes and a lovely en-suite with both a bath and a large shower.

There are three further double bedrooms with the guest room having an en-suite shower Room. The family bathroom has both a full bath and a separate room shower cubicle.





OUTSIDE

The driveway at the side of the house leads to a double garage with an electric up and over door, light and power connected with eaves storage. The driveway can accommodate 2/3 cars and there is an electric charging point installed.

The garden is a real feature, having been landscaped for easy maintenance. A pergola with established grape vines forms a shady seating area, raised beds and gravelled areas make gardening a delight. The garden is private and enclosed by lap panel fencing and brick walling.

SITUATION

Yeovil is a busy South Somerset market town situated close to the Dorset border. The town centre offers a wide variety of amenities, including a

swimming pool, a ten-screen cinema, a bowling alley, two theatres, and a leisure centre. Shopping facilities are excellent, with a variety of supermarkets. Yeovil golf course will be found just along Sherborne Road.

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: //sublime.fixated.headlines

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.

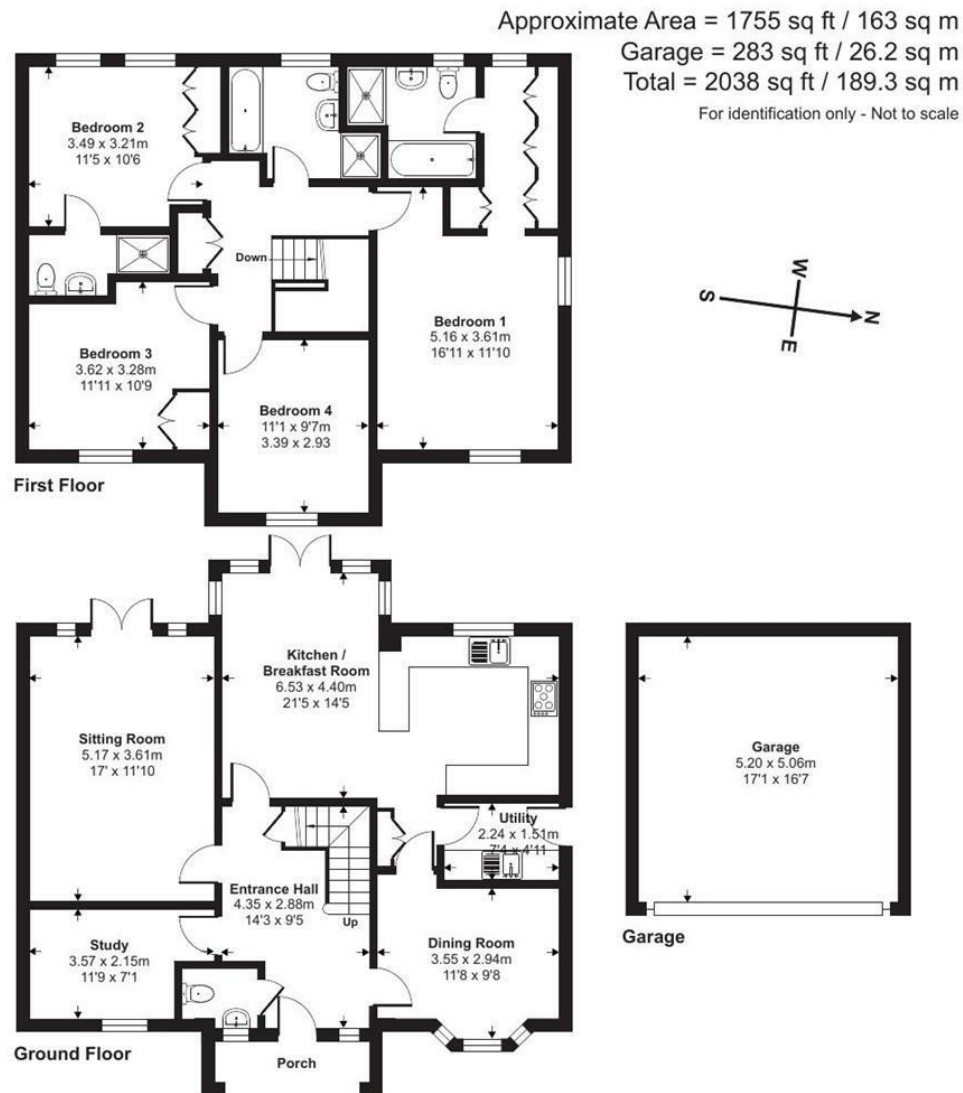
MATERIAL INFORMATION

Council Tax Band: E

Flood Risk: Very Low

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Stags. REF: 1272615

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