

Symonds
& Sampson



54 The Park
Yeovil, Somerset

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Yeovil
Somerset
BA20 1DF



- Tucked Away Location
- Adjoining Sidney Gardens
 - No Onward Chain
- Double Garage and Parking
- Good Size Plot 0.41 Acres
 - Rare Opportunity

Guide Price **£475,000**

Freehold

Yeovil Sales
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THE DWELLING

An incredibly rare opportunity to acquire a spacious detached bungalow, which is believed to have been constructed circa 30 years ago, and requires sympathetic modernisation to bring it up to modern-day standards.

The property also benefits from UPVC double glazing, gas central heating, coved ceilings and is offered for sale with no onward chain.

ACCOMMODATION

A storm porch has a part-glazed entrance door with a side screen leading to the reception hall, which is of a good size, having a hatch to the roof space, a cloaks cupboard, airing cupboard and a further storage cupboard. Off the hall is a cloakroom with a white suite.

The sitting room is a very good size, being dual aspect and having an attractive central feature stone open fireplace, whilst UPVC double-glazed patio doors lead to the front and side.

The dining room is again dual aspect, having a UPVC double-glazed patio door to the rear, whilst there is also an attractive kitchen/breakfast room having a comprehensive range of units with white worktops and white doors with fitted appliances including a four-ring hob, dishwasher, cooker hood, double oven, microwave and refrigerator. There is a good range of wall cupboards and base units with drawers and cupboards under, a larder, both floor and wall tiling and a part-glazed door to the front.

There are four very good-sized double bedrooms with a fully tiled shower room to the master, whilst there is also a fully tiled family bathroom with a coloured suite.





OUTSIDE

There is a small area of shared driveway which leads to a long drive leading to parking for 10-12 vehicles whilst there is a double garage with up and over doors, a boiler, light and power connected, a door to the side and two windows.

Also, to the front of the property is a utility room being dual aspect, whilst the side and rear gardens are a good size, having large lawns, patio, a somewhat dilapidated pond, mature trees, tap and in total the gardens extend to 0.41 acres.



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.

DIRECTIONS

What 3 words: ///jokes.pump.hooks

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: F

Flood Risk: Very Low.

Please be aware that to the rear of the garden is an active badger set.



The Park, Yeovil

Approximate Area = 1664 sq ft / 154.6 sq m

Garage = 339 sq ft / 31.5 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 2079 sq ft / 193.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A++ (100-90)		
A+ (89-80)		
A (79-65)	69	75
B (64-55)		
C (54-45)		
D (44-35)		
E (34-25)		
F (24-15)		
G (14-10)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1371890



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