

Symonds
& Sampson



20 Cypress Drive
Yeovil, Somerset

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Yeovil
Somerset
BA20 2PX



- Desirable cul de sac
- Good size private garden
 - Much extended
- Extensive parking and double garage
 - Rare opportunity
- Very spacious accommodation
 - Short walk Leonardo
- Parade of shops on Forest Hill

Guide Price **£430,000**

Freehold

Yeovil Sales
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THE DWELLING

This house, which has been much extended over the years, enjoys a pleasant open aspect to the front and benefits from coved ceilings, upvc double glazing, gas central heating and an early viewing is advised.

ACCOMMODATION

A white finish aluminium double-glazed patio door leads to the porch, which in turn has a upvc double-glazed entrance door to the reception hall with a staircase rising to the first floor and a useful understairs storage cupboard.

Off the hallway is a cloakroom with a white suite and half-tiled walls, whilst the sitting room is a really good size, being dual aspect and having upvc double-glazed doors to the rear, whilst there is an attractive central mock fireplace with a stone surround and hearth.

Off here is a useful dual aspect study, whilst the dining room has a dado rail and enjoys a pleasant open aspect to the front.

The kitchen/breakfast room is a spacious, triple-aspect room fitted with a comprehensive range of units featuring marble-effect worktops and timber doors, along with fitted appliances including a double oven and a four-ring gas hob with a hood.

There is a very good range of wall cupboards, with some being glazed, extensive base units with drawers and cupboards under, three larger cupboards and a double glazed door leading to the conservatory.

This is of upvc double glazed construction, having two doors to the rear.

On the first floor is a master bedroom with an attractive en suite and shower room off, whilst there are four further bedrooms (please note that bedrooms 3 and 4 are interlinked) and a family bathroom being fully tiled with a white suite.





OUTSIDE

To the front of the property is a lawned garden, whilst to the rear, the garden is a good size, being laid to lawn, tap, a large patio, light and power, gravel beds and being enclosed by lap panel fencing.

At the side is a driveway which leads to parking for circa 10-12 vehicles, which in turn leads to a double garage with twin up and over doors.

SITUATION

Nearby 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.

Ham Hill, to the west of Yeovil, is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings. While the nearby historic town of Glastonbury is home to many myths, legends and of course the

world-famous music festival, Glastonbury Tor can be seen in the distance from Stone Farm Barns.

Located in this popular residential development of the South Somerset regional Town of Yeovil, the area provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés.

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.





There are extensive opportunities for equestrian sport, and active sailing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Being close to the borders of Dorset and the gateway to the Jurassic Coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

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, Bournemouth and Cardiff. There is a wide choice of schools locally, both in the independent and state sectors.

DIRECTIONS

What 3 words: [///active.shady.tigers](#)

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

Cypress Drive, Yeovil

Approximate Area = 1741 sq ft / 161.7 sq m

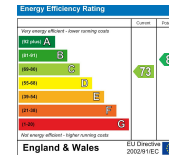
Garage = 276 sq ft / 25.6 sq m

Total = 2017 sq ft / 187.3 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). Produced for Symonds & Sampson. REF: 1376263



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