

Symonds  
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01935 425326  
FOR SALE

42 Birchfield Road  
Yeovil, Somerset



# 42 Birchfield Road

Yeovil  
Somerset  
BA21 5RN



- Much Extended
- Spacious Throughout
- Rare Opportunity
  - Large Garden
- Garage & Parking
- Partial Country Views

Guide Price **£319,950**

Freehold

Yeovil Sales  
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## THE DWELLING

A very well presented and much extended semi detached home which has gas central heating, upvc double glazing, coved ceilings and some country views to the rear. There is a parade of shops and a school nearby and early viewing is very much advised.

## ACCOMMODATION

A UPVC double-glazed entrance door leads to the reception hall, which features a staircase rising to the first floor, along with a cloak cupboard and an airing cupboard.

The sitting room is a good size overlooking the front of the property, having a central feature mock tiled fireplace with timber surround and brick chimney breast.

There is a useful utility room with both floor and wall tiling, which in turn leads to the shower room/cloakroom with a white suite being fully tiled.

The kitchen/breakfast room is a very good size, featuring a comprehensive range of marble-effect worktops and cream doors with antique-style door furniture. Fitted appliances include a four ring hob, double oven, cooker hood, whilst there is also both floor and wall tiling and plumbing for a dishwasher. There are a good number of wall cupboards, with some having glazed doors and a part

glazed door leading to the rear.

Off the kitchen is a good size dining room with doors to the rear and garage. Please note this room is currently used as a study.

On the first floor is a galleried landing with a hatch to the roof space, whilst there are four good size bedrooms and a family bath/shower room with a white suite and double shower cubicle.

## OUTSIDE

At the front of the property is parking for 3 vehicles, which leads to a garage with up and over door with light and power connected.

To the rear, the garden is a good size, being laid to lawn, having a shed, patio, hedging, a mature tree and raised brick borders.

## SITUATION

The property is located on the eastern side of Yeovil, literally a "stone's throw" from local amenities. Yeovil town, whilst close to the Somerset/Dorset border, is the regional centre and has a comprehensive range of shopping, business, cultural, leisure amenities, along with a desirable collection of restaurants, public houses and cafés. This,

together with being well positioned for both local primary, secondary schools and colleges, also provides excellent road links close by, positioned close to the A303 and A37 corridor. 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 three international airports – Bristol, Exeter and Bournemouth

## DIRECTIONS

What 3 words: [///order.porch.chest](#)

## 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

Flood Risk: Very Low

Council Tax Band: C



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
Very energy efficient - lowest running costs		
A+		
A		
B		
C		
D		
E		
F		
G		
Very energy inefficient - highest running costs		
England & Wales		
EU Directive 2002/91/EC		

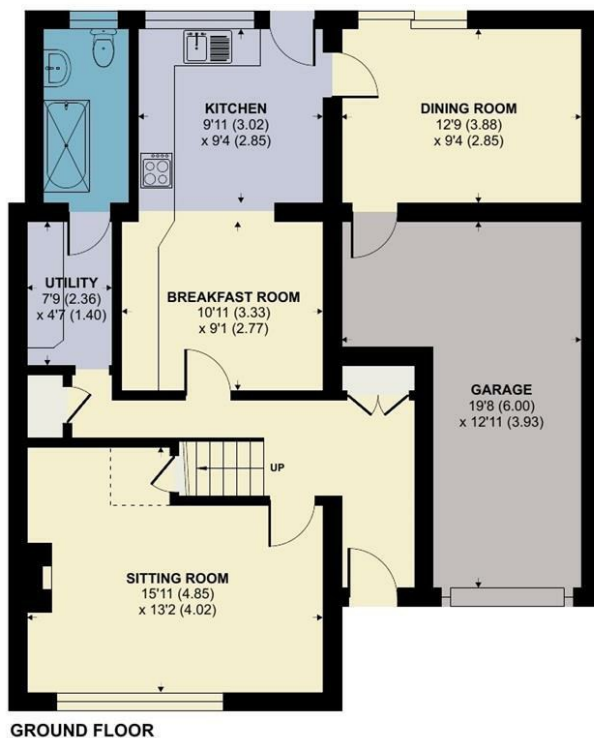
## Birchfield Road, Yeovil

Approximate Area = 1422 sq ft / 132.1 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1612 sq ft / 149.7 sq m

For identification only - Not to scale



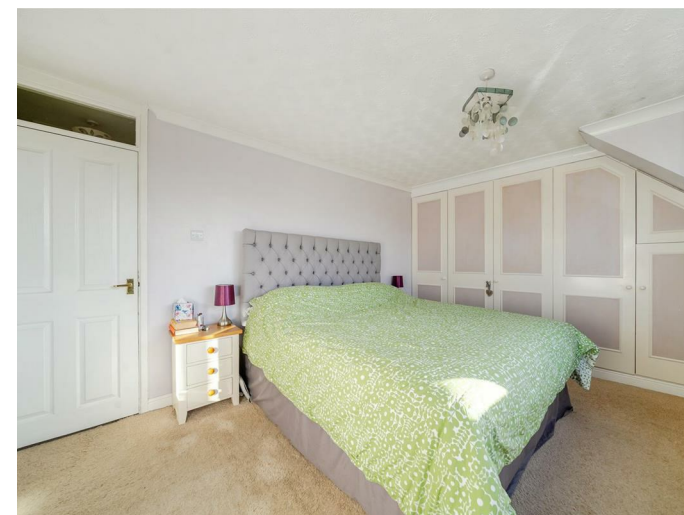
GROUND FLOOR



FIRST 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: 1387894



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