

Symonds
& Sampson

55 Preston Road

Yeovil, Somerset

55 Preston Road

Yeovil
BA20 2BW



- Much Extended
- Spacious Throughout
- Garage & Parking
- Large Lawned Garden
- Rare Opportunity
- Viewing Advised

Guide Price **£299,950**

Freehold

Yeovil Sales
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THE DWELLING

A spacious and much extended semi-detached property, which benefits from gas central heating, UPVC double glazing, extensive coved ceilings and lies in a cul-de-sac location, a short walk from Yeovil town centre, nurseries, primary and secondary schools.

ACCOMMODATION

A part-glazed entrance door with a side screen leads to the hallway with a staircase rising to the first floor, a door to the garage and a cloakroom with a contemporary white suite.

The kitchen is dual aspect, having a comprehensive range of units with marble effect worktops, with timber effect doors and stainless steel door furniture with fitted appliances including a four-ring hob, stainless steel oven and hood. There is plumbing for a dishwasher, a number of base units with drawers and cupboards under, wall cupboards and a boiler.

The sitting room is a very good size, having an archway to the living room, which in turn has French doors to the rear.

On the first floor is a landing with an airing cupboard, a hatch and a ladder to the roof space with light.

There are four bedrooms, one with an ensuite shower room, and three having fitted wardrobes and a family bathroom being fully tiled with a white suite.

OUTSIDE

To the front of the house is a parking space and a garage with an electric up-and-over door. Please note that the garage is currently partitioned to create a workshop and is therefore unable to accommodate a vehicle; however, this could be very easily reverted back to its original state.

There is an isolated 32A commando socket to enable charging a plug-in hybrid or a full electric car.

The parking is on a first-come, first-served basis, but because all households park at least one of their cars (if not both) in front of their homes, there is never an issue with parking.

To the rear of the property is a good-sized lawn having a decking, patio, substantial insulated shed, silver birch tree and some lap panel fencing.

SITUATION

Yeovil town has an excellent range of shopping, business and leisure amenities. The home is also well-positioned for both local primary and secondary schools. There are

excellent road links close by as Yeovil is within the A303 and A37 corridor. Yeovil also benefits from mainline rail links (London Waterloo) and is within easy motoring distance of the county town (Taunton) and the Jurassic coast.

DIRECTIONS

What 3 words: [///split.coins.menu](http://split.coins.menu)

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: C

Flood Risk: Very Low

We are lead to believe there may be some asbestos in the ceiling material in the garage.



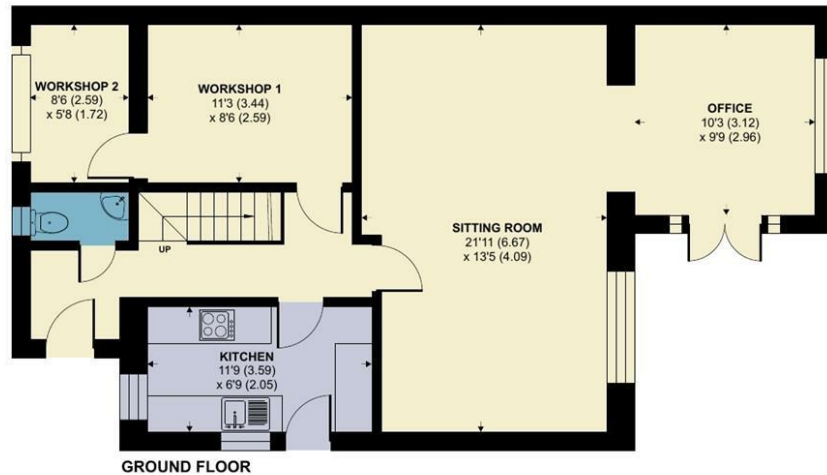
Preston Road, Yeovil

Total = 1291 sq ft / 119.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Energy Efficiency	Current	Target
Very Energy Efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (13-28)		
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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1389257



YEO/JS/16.12.2025



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