

Symonds  
& Sampson

16 Southwoods  
Yeovil, Somerset



# 16 Southwoods

Yeovil  
Somerset  
BA20 2QG



- Much Extended
- Desirable Cul De Sac
- Lovely Walks Nearby
- Close to Town Centre
  - Feature Gardens
  - Garage & Parking

Guide Price **£475,000**

Freehold

Yeovil Sales  
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## THE DWELLING

An extremely well presented and much extended detached property, which benefits from upvc double glazing and lies in one of Yeovil's most desirable cul-de-sacs. The property, which is light and airy throughout, needs to be seen to be appreciated, and an early viewing is very much advised.

## ACCOMMODATION

A part-glazed entrance door leads to the porch, which in turn has a part-glazed door to the reception hall with a staircase rising to the first floor

The kitchen is a good size, overlooking the front of the property, fitted with a comprehensive range of units with black marble effect worktops, cream doors and stainless steel door furniture.

There is a five hob Toledo range with stainless steel splashback and hood and a wine cooler, whilst there is a good range of base units and wall cupboards, being underlit and one glazed. There is also both floor and wall tiling.

Off here is the rear lobby with a door to the garden, a cloakroom with a white suite and a utility room with a gas boiler.

The sitting room is a very good size, having a lovely central feature fireplace with inset woodburner, French glazed doors to the hall and attractive glazed bifold doors to the dining room.

This is a superb room, being triple aspect and having a lovely

vaulted ceiling with two Velux roof lights and French doors to the garden.

In turn, an archway leads to the third reception room, which could be used as a games room, study, morning room, etc.

On the first floor, there are four bedrooms, of which three are healthy doubles and a bath/shower room with a white suite having a corner shower cubicle.

## OUTSIDE

To the front of the house is a lawned area of garden, gravel bed, some lap panel fencing, whilst a brick block driveway leads to the garage with an up and over door, whilst there is a further area of gravel with a border and dropped kerb providing additional parking.

To the rear, the garden is a real feature initially offering a patio area with a shed in turn leading to a lawned area with further patio, tap and light and two gates on either side of the house to the front of the property.

Steps lead to a further area of garden being laid to lawn, having flower beds and borders, a vegetable garden, paved pathways and the garden is enclosed by lap panel fencing.

## SITUATION

Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are four supermarkets, schools from

primary through to secondary and the Yeovil College within easy reach. Regular bus services run within the town, also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction, and good road links to the A30, A303 and A37 are all close by. The M5 junction 23 is approximately 20 miles away, and the South Coast is approximately 25 miles away.

## DIRECTIONS

What 3 words: ///belong.hurray.pinks

## 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

## AGENTS NOTE

Our vendor currently has a high quality lodge in the very desirable complex of Woodfarm in Charmouth. As an incentive to purchase their lovely home in Southwoods, our clients are willing to offer any buyer a week's stay or two weekends of their choice at their lodge on the Jurassic coast.



## Southwoods, Yeovil

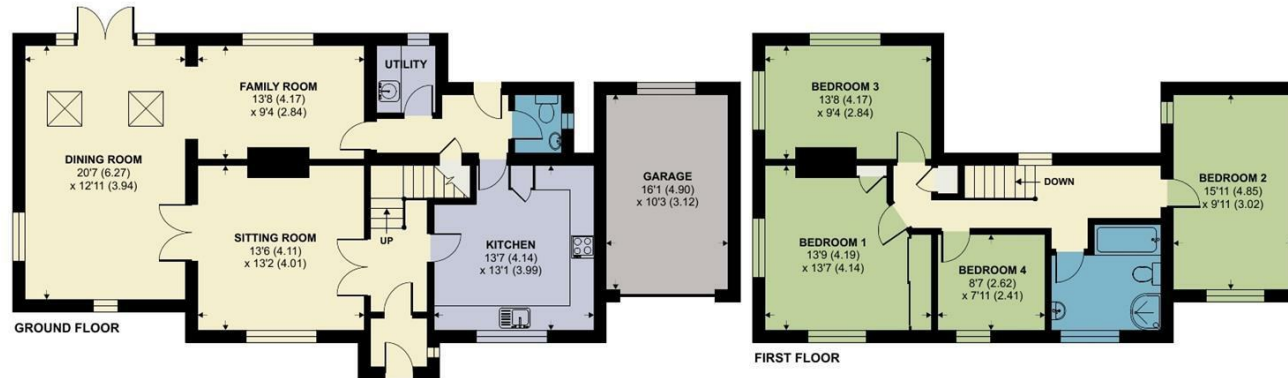
Approximate Area = 1742 sq ft / 161.8 sq m

Garage = 160 sq ft / 14.9 sq m

Total = 1902 sq ft / 176.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
90-100	A		
80-90	B		
70-80	C		
60-70	D		
50-60	E		
40-50	F		
30-40	G		
20-30	H		
10-20	I		
1-10	J		
0-10	K		
Very energy inefficient - highest 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). Produced for Symonds & Sampson. REF: 1328163



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