



Symonds
& Sampson

The Spinney

Yeovil, Somerset

The Spinney

Yeovil
Somerset
BA20 2SZ



- No Onward Chain
 - Corner Plot
- Rare Opportunity
- Garage and Parking
 - Priced to Sell



Guide Price £269,950

Freehold

Yeovil Sales
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Welcome to this charming property located on Laburnum Way in the picturesque town of Yeovil, Somerset. This modern link-detached house boasts two reception rooms, three cosy bedrooms, and a well-appointed bathroom.

Situated in a peaceful neighbourhood, this property offers ample parking space for up to four vehicles, ensuring convenience for you and your guests. The property's size provides a comfortable living space without feeling overwhelming.

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

AGENTS NOTES

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.

<https://www.ofcom.org.uk>

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

SITUATION

Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, schools from primary through to secondary and 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, good road links to the A30, A303 and A37 are all close by. The M5 junction 25 is approximately 20 miles away and the South Coast approximately 25 miles.

DIRECTIONS

what 3 words: ///intend.ready.handy

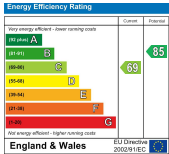




The Spinney, Yeovil

Approximate Area = 840 sq ft / 78 sq m
Garage = 125 sq ft / 11.6 sq m
Store = 74 sq ft / 6.8 sq m
Total = 1039 sq ft / 96.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1139359



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