



47, Southfield Drive



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, Yeovil, Somerset BA21 3FJ

Constructed by Wyatt Homes this impressive Detached Town House offers spacious and well laid out accommodation over 3 floors with a cottage style south facing rear garden, parking and garage. No Onward Chain. EPC Band B.

- Beautifully Presented Home
- Sitting Room with Log Burner
- Three 1st Floor Double Bedrooms (one en-suite & Family Bathroom)
- Driveway, garage & South facing garden
- Council Tax Band F
- Prominent location close to green open space
- Large Kitchen/Dining/Family Room
- Two 2nd Floor Double Bedrooms & Shower Room
- Freehold

Offers In Excess Of £500,000

SITUATION

This beautifully presented and energy efficient property has been well maintained by the current owners and is now for sale with no onward chain. The property is located within the popular Brimsmore development in a safe, quiet location close to the green with access to the surrounding countryside. The town centre is within 2 miles, where an excellent selection of shopping, recreational and scholastic facilities can be found, together with mainline rail links to Exeter and London Waterloo. The A303 is easily reached within 4.5 miles together with the cities of Exeter, Bristol, Bath and Salisbury all within approximately 1 hours driving distance.

DESCRIPTION

47 Southfield Drive is a traditionally built beautiful family home and has the benefit of the balance of the NHBC 10 year Guarantee. The property is built of brick elevations under a tiled roof in a Georgian style with pleasing symmetry with sash style upvc windows and high quality fittings throughout. Gas central heating with individual zones between the floors provides superb energy efficiency. The accommodation is spacious and well laid out over the 3 floors with exceptional storage throughout and there are high quality integrated appliances in the kitchen (including a water softener) and an easy to maintain, delightful South facing fully enclosed cottage style rear garden. To the rear is a private driveway, parking and a good size garage.



ACCOMMODATION

To the front of the property there are roses either side of the front door with flower borders, canopy porch with side panelling and Georgian style front door leads to the entrance hall with stairs rising to the first floor, under stairs cupboard and cloakroom with low level WC and wash hand basin. The Sitting Room is a lovely spacious dual aspect room with French doors leading out onto the South facing terrace, featuring stone fireplace and hearth with inset log burning stove. The Kitchen/Dining Room is of very large proportion beautifully appointed with a tiled floor throughout and high quality wall and floor units and integrated appliances including 2 multi-function ovens, hob with extractor over, fridge freezer and dishwasher together with a stainless steel sink unit and extensive quartz work surfaces. There is plenty of room for a large table and chairs plus a sofa and other furniture in this lovely room, another set of French doors lead out onto the South facing terrace. The adjoining and useful utility room continues with the tiled floor, has further wall and floor cupboards, plumbing and space for both a washing machine and tumble dryer with clothes drying rail over. There is a further door outside onto the terrace.

First Floor landing there is an airing cupboard housing the pressurised hot water system. All bedrooms are large double rooms and all have superb fitted wardrobes plus room for desks. The very generous principal bedroom has a further storage cupboard and fully tiled and spacious en-suite shower room with shower cubicle, vanity wash hand basin and wc. Bedrooms 4 and 5 are lovely rooms and have access to the family bathroom with bath, large shower cubicle, wc and vanity wash hand basin.

Second Floor there are two further double rooms both having dormer windows to the front and velux to the rear with another beautifully appointed and spacious shower room. There is a useful double linen cupboard on the landing.

OUTSIDE

The South facing attractive rear garden is fully enclosed with a good size paved terrace running along the back of the house with access from all rooms on the ground floor with lighting, electric points and a very useful folding airing. The garden is low maintenance with faux grass, mature trees and shrubs and a number of beautiful roses. There is a paved pathway to the rear gate which leads to the private driveway and garage with electric up and over door, power and lighting. Access to the rear is used by only 2 other neighbours and it is the head of the cul-de-sac with no passing traffic and is a safe and quiet location.

SERVICES

All mains services are connected. Gas fired central heating.
Broadband:- ADSL under 24 Mbps Ultrafast 100 - 999 Mbps (ofcom)
Mobile Availability:- Three, O2, Vodafone and EE (ofcom)

VIEWINGS

Strictly by appointment through the vendor selling agent. Stags, Yeovil office, telephone 01935 475000.

DIRECTIONS

From the centre of Yeovil proceed North on the Ilchester Road/A37 before turning left in Tintinhull Road. At the double roundabouts take the first exit onto Thorne Lane and proceed over the next two roundabouts and shortly afterwards turn right into Brimsmore Western Gate. Turn left into Southfield Drive where no 47 will be found on your left hand side.

FLOOD RISK STATUS

Very low risk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1870 sq ft / 173.7 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Garage = 210 sq ft / 19.5 sq m
 Total = 2121 sq ft / 197 sq m

For identification only - Not to scale

Garage

Second Floor

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1153025