



5 St James Park



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, Yeovil, Somerset, BA20 2EX

Yeovil town centre 2.2 miles A303 4.3 miles Ham Hill Country Park 4.4 miles Montacute House 2.8 miles

An Attractive Extended & Energy Efficient Modern Detached Family Home with Spacious Accommodation including 5 Bedrooms, 2 Bathrooms, recently refurbished Kitchen/Dining Room, Garage, Ample Parking and Garden. EPC Band B.

- Convenient edge of Town location
- Beautifully Refurbished Kitchen/Dining Room with Island Unit
- Generous Sitting Room & Conservatory
- Cloakroom
- 5 Bedrooms, Bathroom & Shower Room
- Integral Garage & Parking for 3-4 Cars
- Solar Panels and Tesla Battery
- Freehold
- Council Tax Band E

Guide Price £450,000

SITUATION

St James Park is a small development in a very convenient location at the end of Preston Road. Asda supermarket is within walking distance and there are countryside walks nearby. The centre of Yeovil is just over 2 miles away and the A303 is just over 4 miles away. The property is also within easy reach of Ham Hill Country Park and Montacute with the Glorious Monacute National Trust property.

DESCRIPTION

5 St James Park is an attractive detached and extended family home believed to have been built in the 1980's. The property has reconstituted stone elevations with brick detailing under a tiled roof and is fully double glazed with gas central heating. 5 St James Park benefits from 17 solar panels on both the east and west roof elevations; these together with a 13.6KW Tesla Power Wall 2 Battery mean the property is incredibly energy efficient. Over the years the property has been extended and now provides generous accommodation with 5 bedrooms and is perfect for family living. There is plenty of parking to the front with a manageable enclosed rear garden.



ACCOMMODATION

The property is in a slightly elevated position with generous tarmac driveway with paved pathway leading under a canopy porch to the front door. Inside the entrance hall has the stairs rising to the first floor, cloakroom with wash hand basin, WC and part tiled walls. There is a useful cloaks cupboard and further under stairs storage cupboard. Throughout the ground floor is modern lime washed engineered Oak flooring. The Sitting Room is a very spacious room, dual aspect with inset gas fire with stone and wood surround and hearth. Sliding doors lead into conservatory with vinyl flooring and views of the garden. The Kitchen/Dining Room is a lovely room at the back of the house with sliding doors straight out into the garden. The kitchen was replaced in 2024 and now has a modern and contemporary feel with wall and floors units, wood work surfaces, sink unit with tiled splashbacks and superb Island unit with further storage. There is a further full height pull out storage unit. There is space for a dishwasher, freestanding cooker and fridge freezer. The dining area has ample space for a large family dining table. There is a door into the garage with tiled floor, up and over door, power and light, plumbing for a washing machine, inverter and controls for the solar panels and Tesla battery and wall mounted Vailant gas fired boiler replaced around 7 year ago. Painted stairs with carpet runner rise to the first floor and a spacious landing again with the same Oak flooring as downstairs.

Airing cupboard with shelving and there are 2 hatches to the loft spaces, the larger of which is boarded. There are three double bedrooms and two single bedrooms. Bedroom 1 has built in double wardrobes and has access to the 'Jack and Jill' Shower Room with further door off the landing (great to have the flexibility to be used as an en-suite or 2nd main Shower Room A spacious room with wash hand basin, WC, bidet, fully tiled shower cubicle and has as large storage cupboard. Bedroom 2 at the front has a built in storage cupboard. To the rear of the property are 3 further bedrooms, 2 of which have built in storage. The family bathroom comprises a bath with shower over, tiled surrounds, wash hand basin, WC and a towel rail.

OUTSIDE

To the front of the property is a generous tarmac driveway with ample parking and turning for 3-4 cars, there are mature trees and shrub borders. There is access to the rear of the property via a side wooden gate. There is an electric car charger on the side of the property. To the rear is a private and easy to maintain garden fully enclosed by fencing with small lawn and shrub borders. A wooden gazebo provides an area for entertaining and enjoying a BBQ outside with polycarbonate roofing to allow you to use it on duller days. A pathway leads to both sides of the property, one side to the gate and the front and the other to a useful lean-to shed. There is a shed housing a Finnish electric sauna plus further storage.

SERVICES

All mains services connected.
Broadband availability: Standard, Superfast and Ultrafast (ofcom)
Mobile availability: EE, O2, Three & Vodafone (ofcom)
Flood Risk Status: Very low risk (environment agency)

VIEWINGS

Strictly by appointment through the Vendors selling agents, Stags. Yeovil Office, telephone 01935 475000.

DIRECTIONS

The centre of Yeovil, proceed along Preston Road and turn right opposite Asda into St James Park where no 5 will be found on the left hand side identified by our For Sale Board.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01935 475000 or via email lettings@stags.co.uk



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.

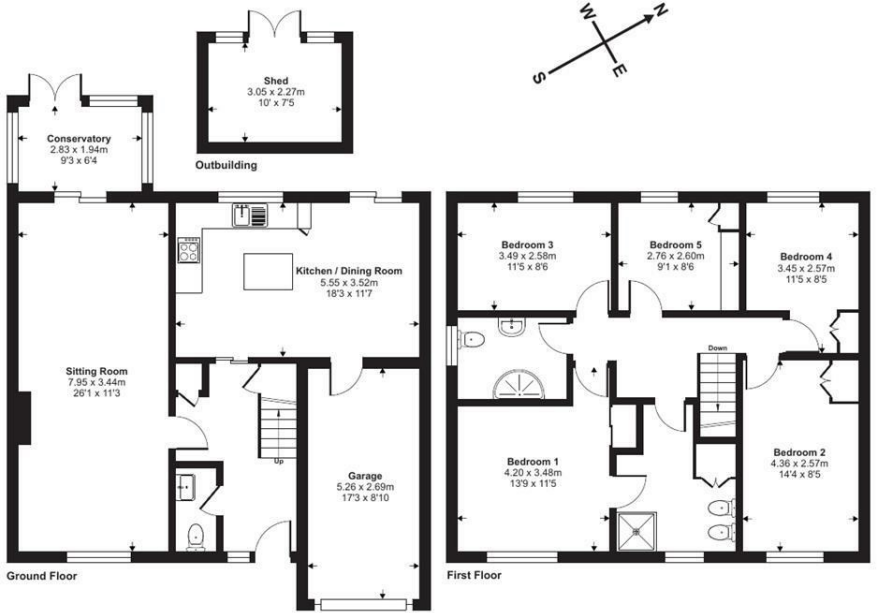


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1498 sq ft / 139.1 sq m
Garage = 144 sq ft / 13.3 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1717 sq ft / 159.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Stags. REF: 1295685