

24 Penn Hill, Yeovil, Somerset, BA20 1EW

Approximate Gross Internal Area = 170.1 sq m / 1831 sq ft

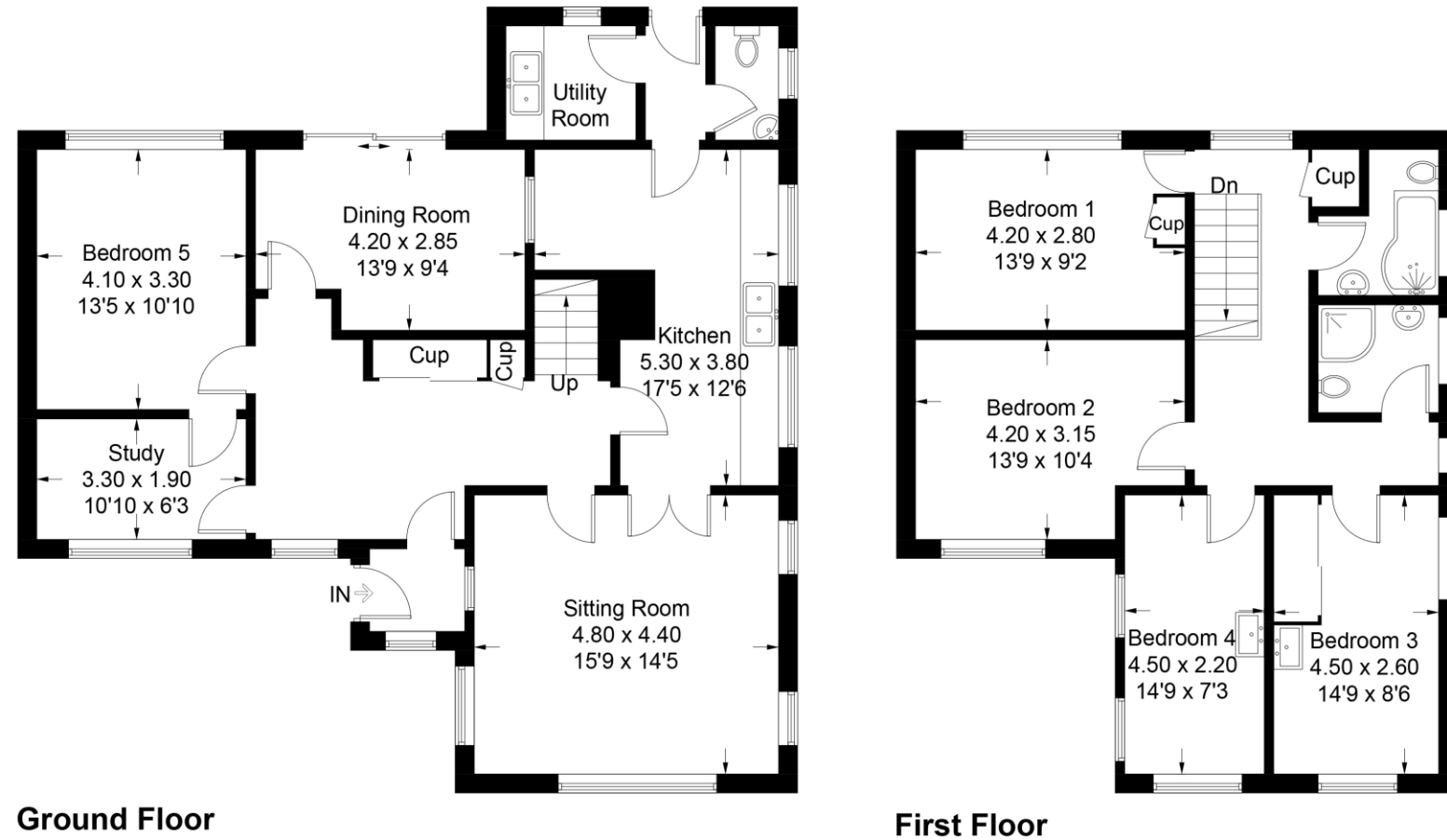


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200423)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Penn Hill, Yeovil

Asking Price Of £495,000

Martin & Co Yeovil

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<http://www.martinco.com>



24 Penn Hill Yeovil BA20 1SF

Key features:

- Spacious Accommodation
- 5 Double Bedrooms
- 3 Reception Rooms
- Two Bathrooms Plus WC
- Utility Room
- Multi-Level Garden
- Gas Central Heating
- Far-Reaching Views

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Why you'll like it

Incredibly spacious 5-bedroom, 3-reception detached house set with far-reaching views in the prestigious Penn Hill area of Yeovil.
A superb location being 5 minutes' walk from the town centre while benefiting from far-reaching countryside views.
Benefitting from off-road parking for 2-3 vehicles, garage, multi-level garden to the rear and gas central heating, this house offers huge potential for new owners to put their own stamp on this large family home.

ENTRANCE PORCH The front entrance of the house is approached by paved steps up to the double glazed front door, opening into a useful porch with space for boots etc.
Secondary wooden door opening into the main ground floor hall.
Two double glazed windows.
Neutral decor and vinyl flooring.

HALLWAY Large and light main hallway from which all ground floor rooms lead.
Double glazed window with view to the front.
Neutral decor and carpet.
Fitted cupboards with sliding doors.
Two radiators.

KITCHEN 17' 4" x 12' 5" (5.3m x 3.8m) Spacious kitchen with 2 double glazed windows to the side, internal French doors opening to the sitting room and door to the rear leading to the utility and WC.
The kitchen is fitted with a range of wood-effect units with laminate work-top and brushed chrome bar handles.
There is a useful breakfast bar area for casual dining and hatch through to the dining room itself.
Fitted appliances include 2 electric ovens, fridge-freezer, 5-ring gas hob and extractor fan.
There is space for a stand-alone dishwasher.



Tile-effect vinyl flooring, neutral decor and pale blue walls.

UTILITY ROOM The door from the kitchen opens into a small rear hall with further doors opening to the utility room and downstairs WC.
The utility benefits from a fitted sink and appliance space for washing machine and tumble dryer.
The Worcester gas boiler is wall-mounted.
Vinyl flooring, painted brick walls and double glazed window to the rear.

WC With white toilet and corner hand-wash basin.
White painted brick walls, vinyl flooring and double glazed window to the side.

SITTING ROOM 14' 5" x 14' 5" (4.4m x 4.4m) The large main reception room is perfect for making the most of the country park views to the front with double glazed windows on 3 sides.
Neutral carpet and decor.
Radiator.

DINING ROOM 13' 9" x 9' 4" (4.2m x 2.85m) Reception room with double glazed sliding patio doors to the rear.
Neutral carpet and decor.
Radiator.

STUDY 10' 9" x 6' 2" (3.3m x 1.9m) Useful third reception room ideal for use as a study or children's playroom.
Double glazed window to the front.
Neutral carpet and decor.
Radiator.

BEDROOM FIVE 13' 5" x 10' 9" (4.1m x 3.3m) Large double bedroom with double glazed window to the rear and velux window above.
Neutral carpet and decor.
Radiator.
Internal door into the adjoining study giving plenty of possible ancillary accommodation options.

STAIRS AND LANDING Neutrally carpeted stairs rise to the first floor landing which is wide and light with double glazed windows to the rear and side.
Neutral decor.
Fitted airing cupboard with hot water tank.
Loft hatch.

BEDROOM ONE 13' 9" x 9' 2" (4.2m x 2.8m) Double bedroom with double glazed window to the rear.
Neutral carpet and decor.
Fitted bedroom furniture with wardrobe, dressing table and shelving.
Radiator.

BEDROOM TWO 13' 9" x 10' 4" (4.2m x 3.15m) Double bedroom with double glazed window to the front.
Neutral carpet and decor.
Radiator.

BEDROOM THREE 14' 9" x 8' 6" (4.5m x 2.6m) Double bedroom with double glazed windows to the front and side.
Neutral carpet and decor.
Radiator and vanity unit with sink and cupboard.
Large fitted wardrobe.

BEDROOM FOUR 14' 9" x 7' 2" (4.5m x 2.2m) Double bedroom with double glazed windows to the front and side.
Neutral carpet and decor.
Radiator and vanity unit with sink and cupboard.

BATHROOM Family bathroom with double glazed window to the rear.
White suite of pear-shaped bath with shower above, toilet and basin with cupboard.
Cream tiling.
Chrome heated towel rail and extractor fan.

SHOWER ROOM Second bathroom with



GARAGE / PARKING Single garage with 'up and over' door.
Driveway parking on two sides of the front of the property giving off-road parking for 3-4 cars.

GARDENS The front garden provides good privacy screening for the property with a range of mature shrubs and small trees.
To the rear the garden is arranged over several levels with steps rising up to an upper lawn area.
Adjacent to the house is a large patio, perfect for outside entertaining.

