



13, Grove Avenue





# 13, Grove Avenue

Yeovil, Somerset BA20 2BB

Yeovil Town Centre 1 mile. Sherborne 6 miles. A303 5 miles.

A well proportioned three bedroom detached house with planning consent to extend, located within this popular residential area, with ample parking, good size gardens and workshop. EPC Band D.

- Spacious Kitchen/Dining/Family Room
- Three Double Bedrooms, Two En Suites and Family Bathroom
- Extensive Parking & Private Gardens
- Freehold
- Sitting Room and Cloakroom
- Planning Permission to Extend
- Workshop
- Council Tax Band D

## Offers In Excess Of £450,000

### SITUATION

13 Grove Avenue is located within this popular residential area which lies within approximately 1 mile of the town centre where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo. The A303 is also within approximately 5 miles providing excellent road links to the south-West and London.

### DESCRIPTION

13 Grove Avenue is a well-proportioned three-bedroom detached house, constructed with brick elevations beneath a slate roof. The property benefits from double-glazed windows and doors throughout, as well as gas-fired central heating. In 2022, planning permission was granted for a two-storey extension to the front, a single-storey extension to the rear, and the creation of two attic bedrooms. Further details are available from the agents.

The ground floor accommodation includes an entrance porch and hallway, a cloakroom, a sitting room, and a spacious kitchen/dining room with granite worktops, integrated appliances, and an adjoining utility area. From here, doors open into the conservatory, providing additional living space.

On the first floor, there are three double bedrooms, two of which benefit from en suite facilities, along with a family bathroom.

Outside, the property enjoys ample off-road parking for at least six vehicles, together with a good-sized rear garden that is both fenced and walled, and includes a useful workshop.





**ACCOMMODATION**

The property is approached via a uPVC glazed door leading into the entrance porch, with a further uPVC door opening into the hallway where stairs rise to the first floor. Off the hall is a cloakroom fitted with a low-level WC and vanity unit with inset wash hand basin. The sitting room enjoys a bay window to the front, a sealed fireplace with gas connection, and original picture rails, adding character to the space.

At the heart of the home is a spacious open-plan kitchen and dining room which has been thoughtfully extended to create a wonderful living and entertaining area. The kitchen is fitted with granite worktops and a wide range of floor and wall mounted cupboards and drawers. Integrated Neff appliances include a five-burner hob with stainless steel extractor over, twin electric ovens, dishwasher, fridge and freezer. A granite breakfast bar provides additional workspace, while the adjoining utility area offers space and plumbing for a washing machine and tumble dryer, a further single drainer sink unit with mixer tap, and houses the concealed Glowworm gas-fired boiler and pressurised hot water cylinder. A door leads from here to the rear covered area. The dining space is generous, with patio doors opening into the conservatory, glazed on three sides with a tiled floor and French doors to the garden, although now in need of some repair.

From the half landing, a large obscure glazed window allows natural light to flood the staircase. On the main landing is trap access to the roof void, a picture rail, and a window to the front. The principal bedroom benefits from a bay window to the front, picture rail, and an en suite shower room comprising a tiled shower cubicle, low-level WC, pedestal wash hand basin with illuminated mirror above, and a heated towel rail. The family bathroom features a freestanding roll-top claw-foot bath, pedestal wash hand basin, low-level WC, heated towel rail, and fully tiled walls and floor. A built-in linen cupboard with slatted shelving and radiator provides useful storage.

The remaining bedrooms are all well-proportioned doubles. Bedroom three includes built-in mirror-fronted wardrobes, a picture rail, and a rear-facing window, while bedroom two also has a picture rail, window to the rear, and an en suite shower room fitted with a tiled cubicle, pedestal wash hand basin, low-level WC, and heated towel rail.

**OUTSIDE**

The property is approached from a quiet residential street, with a brick retaining wall and tarmac driveway providing ample parking for approximately six vehicles. The front boundaries are defined by fencing and hedging, complemented by mature shrub borders and an outside courtesy light.

Gated access on either side of the house leads to the rear garden, with one side benefitting from an additional outside light and cold-water tap. The rear garden is enclosed by fencing and hedging and is predominantly laid to lawn, interspersed with attractive flower and shrub borders and an established apple tree. A large paved sun terrace provides an ideal space for outdoor entertaining, enhanced by an additional courtesy light.

At the far end of the garden stands a useful timber workshop, connected with power and light, and equipped with a workbench.

**SERVICES**

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

**VIEWINGS**

Strictly by appointment through the vendors selling agent. Stags, Yeovil Office 01935 475000

**DIRECTIONS**

From the hospital roundabout head north towards Ilchester and at the college roundabout take the first exit onto Preston Road. Continue for approximately 1/4 of a mile turning left into Grove Avenue, whereupon no.13 will be seen after a 200 yds on the right 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.

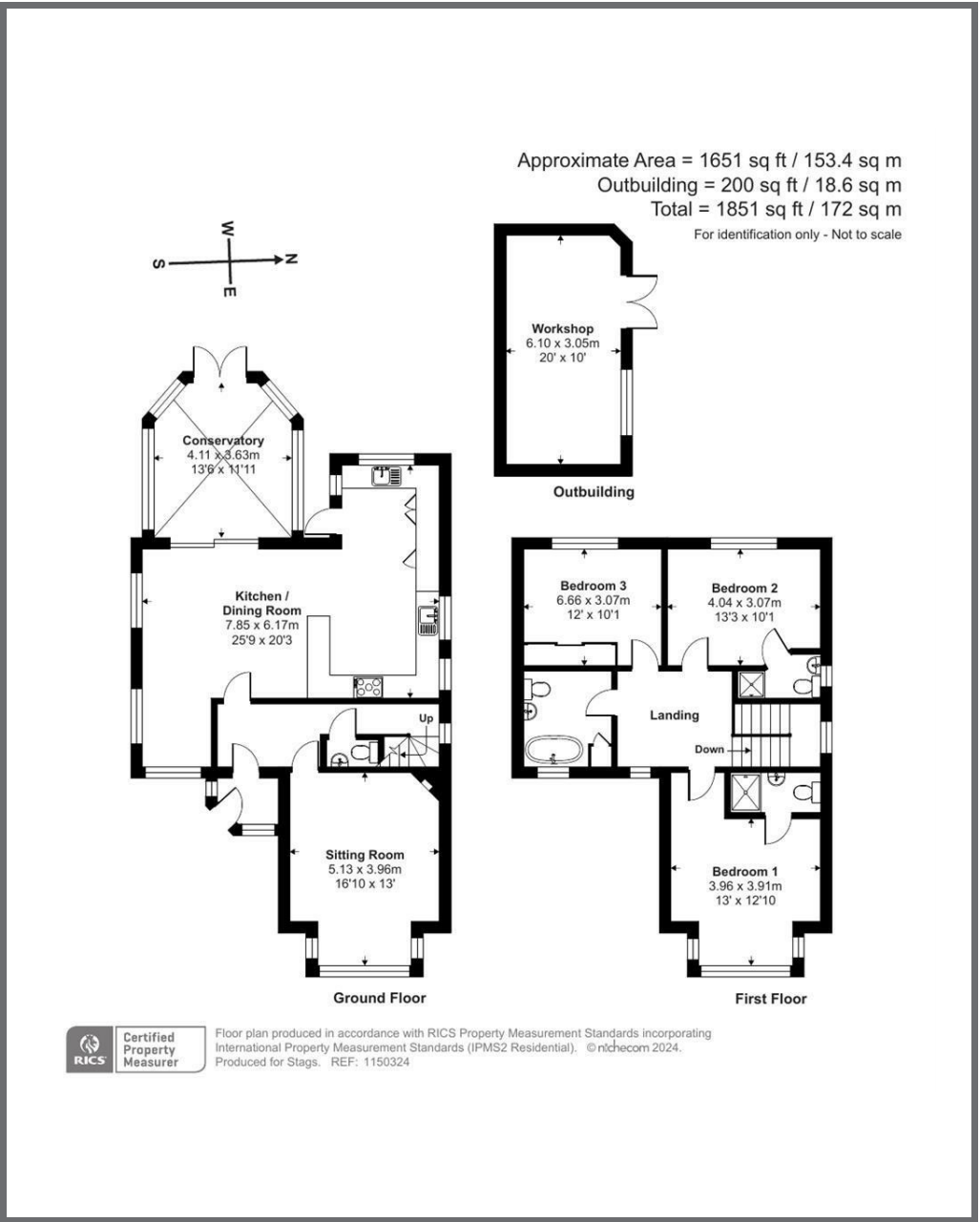


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		Potential
68		79
England & Wales		
EU Directive 2002/91/EC		

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