

Symonds & Sampson

# 58 Yew Tree Close

Yeovil, Somerset

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Yeovil
Somerset
BA20 2PD

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- Short Walk to Leonardo/ Parade Of Shops
- Popular Cul De Sac Location
- Far Reaching Town Views
- Garage and Parking
- Private Rear Garden
- Ideal First Time Buy
- Very Spacious Accomodation
- Priced For A Quick Sale

Guide Price £225,000
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk







## THE PROPERTY
A spacious home which benefits from gas central heating, uPVC double glazing, private gardens and lies in a cul-de-sac location. The property lies a short walk from Leonardo and represents a great first purchase.

## ACCOMMODATION
A part-glazed door leads to the hall having a door to the garage and a staircase to the first floor. The lounge/dining room is huge, being dual aspect, offering far reaching views to the front whilst having French doors to the rear; there is attractive timber-effect flooring and an open tread staircase rising to the second floor.

The kitchen has a good range of units with attractive timber-effect worktops with white doors having stainless steel door furniture. Fitted appliances include a double oven, four ring gas hob, stainless steel/glass hood, whilst there are a number of base units, wall cupboards and plumbing for a dishwasher.

On the first floor is a landing, 3 bedrooms with an en suite to the master and a family bathroom.

## OUTSIDE
To the front of the property is the good size garage with a storage cupboard and boiler, whilst a gate leads to the rear garden. Steps lead up to good size brick patio, whilst there is also a lawned area, trees, bin store, with the gardens being enclosed by lap panel fencing and a path at the rear, which is rarely used.

## DIRECTIONS
What 3 words: ///robots.hardly.basin

## SITUATION
Yeovil is a thriving market town offering excellent shopping, business, cultural, and leisure facilities, with a wide choice of restaurants, pubs, cafés, golf courses, and sports clubs, including Yeovil Town Football Club.

Yeovil Country Park covers 127 acres of beautiful countryside, with riverside and woodland walks, scenic footpaths, and the popular Ninesprings area, providing open spaces ideal for walking and dog owners.

The town enjoys excellent road and rail links, with Yeovil Junction and Pen Mill stations offering regular services to Exeter, Bristol, and London Waterloo. Bristol, Exeter, and Bournemouth international airports are all about an hour's drive away.

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

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - Mobile coverage is available in the area. Please refer to Ofcom's website for more details.

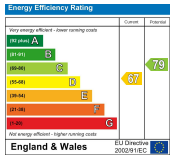
## MATERIAL INFORMATION
Council Tax Band: C
Somerset Council 01935 462462

Photos taken: 16.09.2027










# Yew Tree Close, Yeovil

Approximate Area = 904 sq ft / 83.9 sq m
Garage = 206 sq ft / 19.1 sq m
Total = 1110 sq ft / 103 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). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1522698





YEO/JS/17.09.2026

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naea | propertymark PROTECTED
www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG

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