

Rolfe East



Plantagenet Chase, Yeovil, BA20 2PY

Guide Price £299,950

- EXTENDED PRECEDENT-SETTING THREE BEDROOM SEMI DETACHED HOUSE.
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- ENCLOSED, LANDSCAPED REAR GARDEN ENJOYING AN EASTERLY ASPECT.
- MUST BE VIEWED INTERNALLY!
- NEXT DOOR TO ATTRACTIVE PARKLAND.
- SITTING ROOM, DINING ROOM AND LOUNGE (THREE RECEPTION AREAS) 1108 square feet.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM SUNNY WEST-TO-EAST ASPECT.
- SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS.
- MODERN REPLACEMENT KITCHEN AND SHOWER ROOM.
- SHORT WALK TO PARK, TOWN CENTRE AND LEONARDO HELICOPTERS.

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82 Plantagenet Chase, Yeovil BA20 2PY

'82 Plantagenet Chase' is a simply stunning, modern, precedent-setting, extended, semi-detached, three-bedroom house (1108 square feet) with single garage with light and power connected, and driveway parking for two cars. This superb home is situated in a very sought-after, residential address, tucked away next door to a popular park and a short walk to the heart of the town and Leonardo UK helicopters. The house is located with excellent access to the A303 trunk road, linking London to the South West. This substantial home is beautifully presented and boasts uPVC double glazing and recently replaced mains gas fired radiator central heating. The property benefits from full fibre 150 fibreoptic broadband. It boasts a sunny west-to-east aspect and a generous plot with landscaped gardens at the front and rear. The spacious accommodation is well laid out, flexible and sociable. It enjoys excellent levels of natural light and views across parkland from many of the windows. It comprises spacious entrance reception hall, lounge leading in to dining room, separate sitting room / reception room two overlooking the rear garden, kitchen and cloakroom / WC. On the first floor, there is a landing area, two generous double bedrooms both with fitted wardrobes, a third single bedroom / office and a family shower room (formerly incorporating a bath). This lovely home also has parkland walks from the front door - ideal as you do not have to put the children or the dogs in the car! The property is located in a very sought-after address, a short walk to the town centre of Yeovil with its superb high street and selection of shops, supermarkets, cafes, restaurants and pubs. It also is a short drive to the mainline railway station making London Waterloo in just over two hours. Holy Trinity Primary School is within walking distance. This school has had recent 'GOOD' and 'EXCELLENT' OFSTED reviews. THIS SIMPLY SUPERB HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: C



Indian sandstone paved pathway leads to front door, outside light, double glazed and panelled front door lead to

ENTRANCE RECEPTION HALL: 15'5 maximum x 6'1 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, door leads to understairs storage cupboard space with safe, radiator. Oak doors lead off to the main ground floor rooms.

LOUNGE: 10'7 maximum x 15'5 maximum. A beautifully presented main reception room with feature uPVC double glazed bay window to the front boasting a westerly aspect and the afternoon sun, period style feature fire surround, marble hearth and surrounds with electric fire, radiator, TV point, dimmer switch lighting, feature archway leads to the dining room providing a full through-measurement of 24' maximum.

DINING ROOM AREA: 7'11 maximum x 8' maximum. Inset feature ceiling lighting, dimmer switches, radiator. Glazed oak bi-folding doors lead to sitting room / reception room two. When open providing a full through-measurement of 21'11 maximum from the dining room.

SITTING ROOM /RECEPTION ROOM TWO: 11'10 maximum x 11'4 maximum. Excellent ceiling heights, inset ceiling lighting, large feature uPVC double glazed windows to the side and rear boasting an easterly aspect with views across the rear garden to pleasant parkland beyond, uPVC double glazed double French doors open onto the rear patio, dimmer switches.

Oak doors from the entrance reception hall and the second reception room lead to the kitchen. Entrance from the kitchen leads to the dining room area.

KITCHEN: 9'1 maximum x 9' maximum. A range of Shaker-style panelled kitchen units comprising timber butchers block effect laminated work surface, inset stainless steel sink bowl and drainer unit with mixer tap over, inset Bosch electric induction hob with Bosch electric oven under (hob and over new in 2025), a range of drawers and cupboards under, space and plumbing for washing machine (washing machine available by separate

negotiation), under counter freezer, under counter fridge, a range of matching wall mounted cupboards, radiator, ceramic floor tiles, uPVC double glazed window to the rear overlooks the rear garden with views to parkland, under unit lighting.

Oak door from the entrance reception hall leads to the

CLOAKROOM / WC: 5' maximum x 2'10 maximum. A white suite comprising low level WC, wash basin, painted panelling to dado height, uPVC double glazed window to the side, ceramic floor tiles.

Staircase rises from the entrance reception hall to the first floor landing, uPVC double glazed window to the side overlooks parkland, ceiling hatch and loft ladder leads to loft storage space, panel door leads to airing cupboard housing wall mounted Worcester Bosch mains gas fired boiler, lagged hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the first floor landing to the first floor rooms.

BEDROOM ONE: 11'11 maximum x 10'2 maximum. A double bedroom, uPVC double glazed window to the rear overlooks the rear garden to parkland beyond and views to hills beyond neighbouring properties, radiator, sliding mirrored doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 9'10 maximum x 9'9 maximum. A second double bedroom, uPVC double glazed window to the front, radiator, sliding doors lead to fitted wardrobe cupboard space with safe.

BEDROOM THREE: 7'4 maximum x 7'2 maximum. uPVC double glazed window to the front, radiator.

FIRST FLOOR FAMILY SHOWER ROOM: 6'3 maximum x 6'5 maximum. A replacement white suite comprising low level WC, ceramic wash basin, mixer tap in worksurface with cupboards and drawers under, glazed corner shower cubicle with wall mounted mains shower over, chrome heated towel rail, tiled walls and floor, inset ceiling lighting, uPVC double glazed window to the rear,

wall mounted heated de-mister mirror, wall mounted cabinet with electric toothbrush / shaver point. Please note: This room formerly incorporated a bath.

OUTSIDE: At the front of the property is a generous portion of level lawned garden giving a depth of 23' from the pavement. The front garden is not overlooked. Indian sandstone pathway leads to the front door, outside lighting, a variety of flowerbeds and borders. Timber side gates gives access to paved side area and pathway leading to the

MAIN REAR GARDEN: 53'3 maximum in length x 25' maximum in width. This lovely rear garden has been landscaped and is laid to lawn, boasting a variety of Indian sandstone paved patios and pathways, elevated patio area enjoying a good degree of privacy. The rear garden is not overlooked and enjoys an easterly and southerly aspect and plenty of sunshine, outside lighting, outside tap, a variety of well stocked flowerbeds and borders, second Indian sandstone paved patio enjoying the afternoon / evening sun.

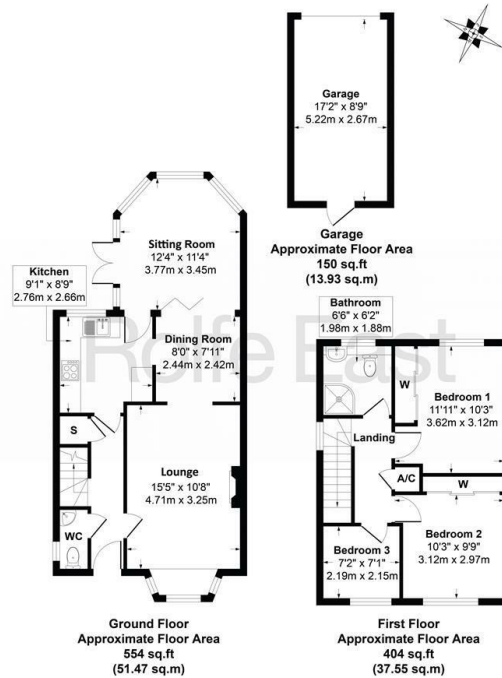
There is a private driveway at the rear of the property providing off road parking for two cars. Space to store wheelie bins and recycling containers.

SINGLE GARAGE: 17'1 in depth x 8'9 in width. Metal up-and-over garage door, light and power connected, uPVC double glazed personal door at the rear of the garage leads to the rear garden.

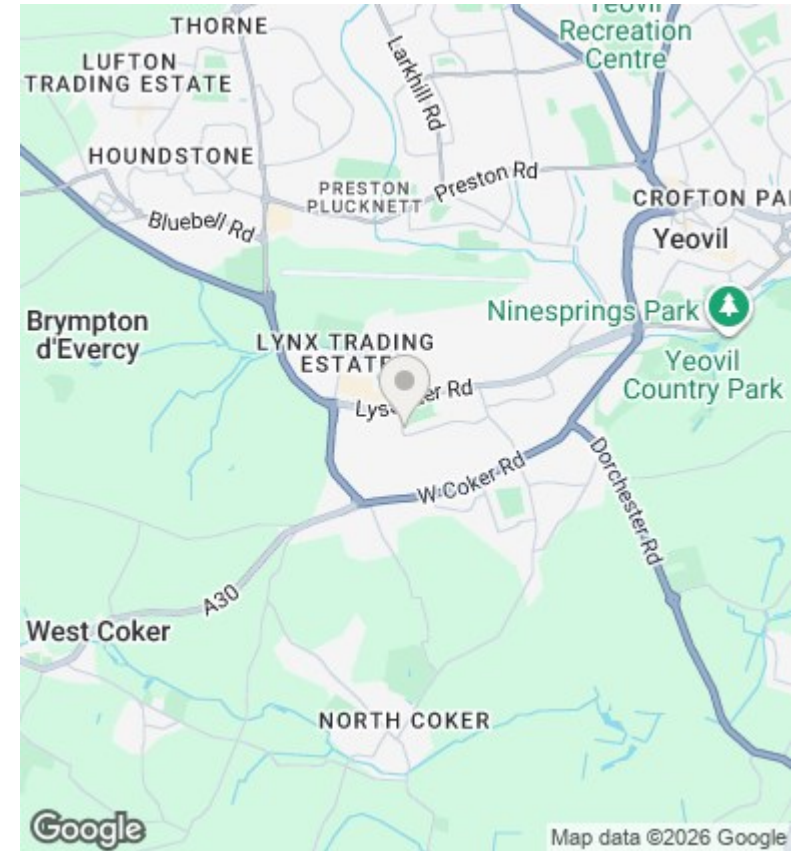




Plantagenet Chase, Yeovil, Somerset BA20



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Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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		