

Symonds
& Sampson

58 Yew Tree Close
Yeovil, Somerset

58 Yew Tree

Close

Yeovil
Somerset
BA20 2PD



- Spacious Accommodation
 - Cul De Sac Location
- Far Reaching Town Views
 - Garage and Garden
- Short Walk to Leonardo
 - Ideal First Time Buy

Guide Price **£260,000**

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.

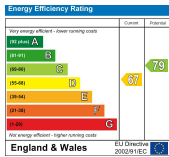
MATERIAL INFORMATION

Council Tax Band: C

Somerset Council 01935 462462

Photos taken: 16.09.2027





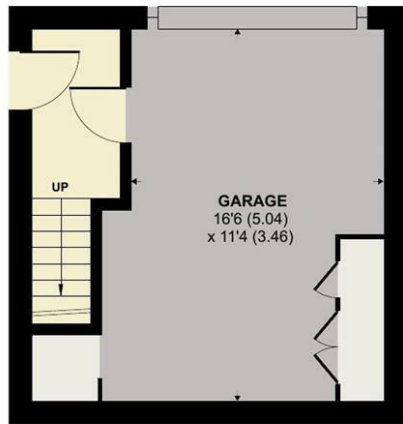
Yew Tree Close, Yeovil

Approximate Area = 904 sq ft / 83.9 sq m

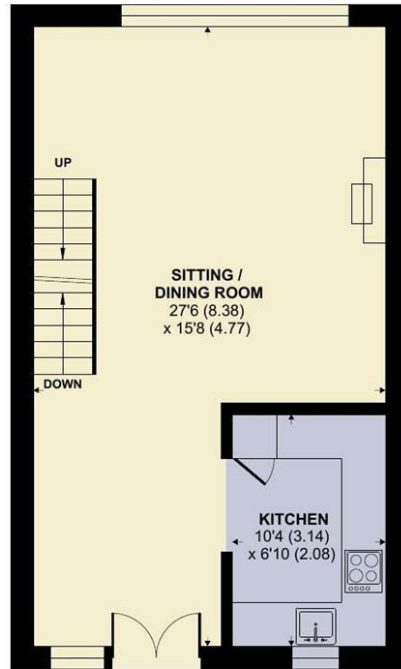
Garage = 206 sq ft / 19.1 sq m

Total = 1110 sq ft / 103 sq m

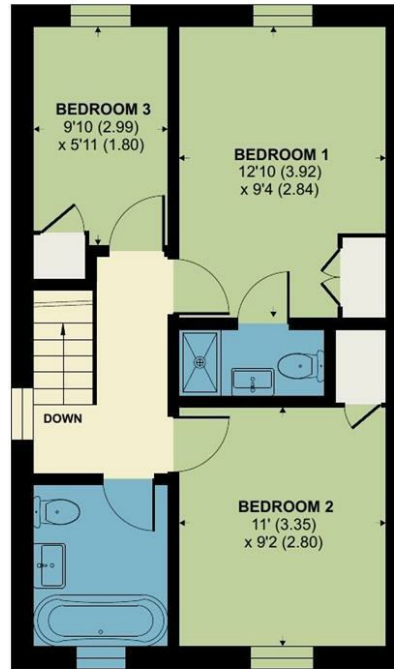
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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



01935 423526

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



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT