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01935 423526

FOR SALE

13 Elliotts Drive

Yeovil, Somerset

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Yeovil
Somerset
BA21 3NL



- Well presented semi detached house
 - South facing rear garden
 - Garage
- Extended garage/store/workroom/scope for more
 - Gas central heating
 - Parking to the front

Guide Price **£295,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

A well presented semi detached house which has seen much improvement, including a generous loft conversion to provide a double bedroom with ample storage, two further double bedrooms and a modern bathroom suite. This lovely property also enjoys a large kitchen/dining/family area leading out to the south facing garden and terrace, along with parking, a good sized garage and an extended workshop/store with potential use as a work from home area/office, etc.

ACCOMMODATION

The accommodation comprises an entrance hall, a sitting room, a kitchen/dining/family area, two first-floor bedrooms, a bathroom, and a second-floor bedroom loft conversion.

OUTSIDE

To the front of the property is a gravelled parking area along with a shared driveway to the side leading to a GARAGE with an up and over door, a personal door. There is also an attached store/room with potential to be used as a work from home area, office/playroom or store. The

garden is of a good size, laid to lawn, patio/terrace area, all being south facing.

SITUATION

The property is located in this lovely residential area with convenience stores and facilities close at hand, together with Johnson Park within walking distance.

Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, schools from primary through to secondary and Yeovil College within easy reach. Regular bus services run within the town, also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction, and good road links to the A30, A303 and A37 are all close by. The M5 junction 25 is approximately 20 miles away, and the South Coast is approximately 25 miles.

DIRECTIONS

What3words:
///stand.media.liked

SERVICES

All mains services. Gas central heating via radiators.

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

MATERIAL INFORMATION

Flood Risk: Very Low

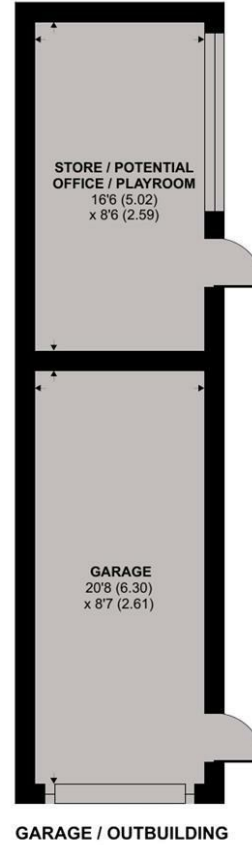
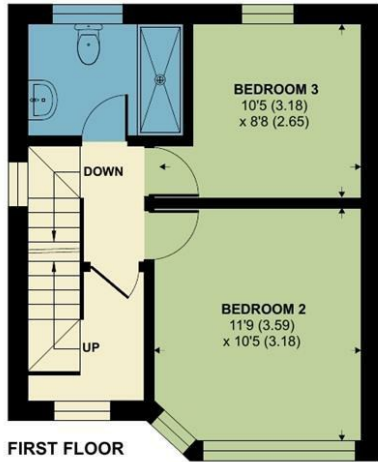
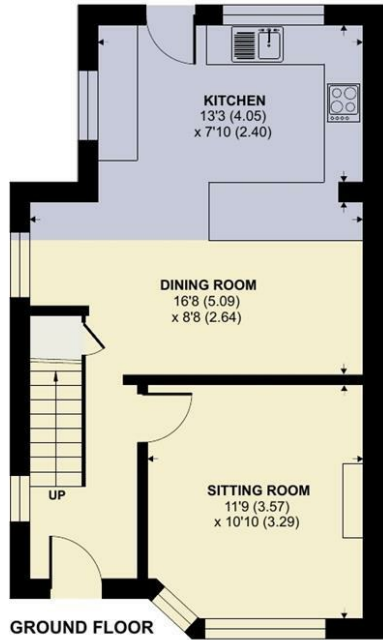
Council Tax Band: C



Elliotts Drive, Yeovil

Approximate Area = 917 sq ft / 85.1 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Outbuilding = 139 sq ft / 12.9 sq m
 Garage = 175 sq ft / 16.2 sq m
 Total = 1268 sq ft / 117.6 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1446911



Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating available			
A+	A		
A	B		
B	C	74	74
C	D		
D	E		
E	F		
F	G		
Not energy efficient - lowest rating available			
England & Wales		EU Directive 2002/91/EC	

YEO/SH/30.04.2026



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