

The logo for Symonds & Sampson is located in the top right corner. It consists of the company name in a white serif font on a dark green rectangular background. A thin yellow horizontal line is positioned below the text.

Symonds
& Sampson

The main image shows a two-story house with a brown tiled roof and a dormer window. The ground floor is made of red brick, while the upper floor is clad in light-colored horizontal wooden slats. A large wooden garage door is on the right side of the ground floor. The house is set in a green lawn with a paved driveway in the foreground. The sky is blue with scattered white clouds.

15 Court Gardens

Yeovil, Somerset

15 Court Gardens

Yeovil
Somerset
BA21 3LZ



- A spacious detached mature house
 - Lovely rear garden
 - Cul-de-sac location
 - Parking
 - Double garage
 - No onward chain

Guide Price **£450,000**

Freehold

Yeovil Sales
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THE DWELLING

This spacious detached house offers a perfect blend of comfort and space, ideal for family living.

Upon entering, you are greeted by a spacious reception hall together with a dual aspect sitting room with a "Minster Stone" fireplace, a separate dining room, both providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. Further to this, there is a kitchen/breakfast room, a separate utility and a cloakroom.

The property features four double bedrooms, two large bathrooms, catering to the needs of a busy household and ensuring convenience for all.

One of the standout features of this property is the generous parking and double garage, accommodating up to five vehicles. This is a rare find in residential areas and adds to the overall appeal, making it easy for family and friends to visit.

ACCOMMODATION

The accommodation comprises a covered entrance porch, a generous reception hall, a dual aspect sitting room, a separate dining room, a kitchen/breakfast room, a utility

room, a cloakroom/wc, a generous landing, a main bedroom with en suite bathroom, four double bedrooms in total and a large family bathroom with bath and separate shower.

SITUATION

Although being on the very edge of Yeovil, the property is still within 1.25 miles of the centre. Within walking distance is Brimsmore Garden Centre with a café, Johnson Park and a Tesco Express convenience store.

Yeovil has some excellent road and rail links across the south and to London, making this a very desirable countryside location. There are two mainline railway stations at Yeovil Junction and Pen Mill with frequent daily trains to Exeter, Bristol and London Waterloo. The town is also served by four international airports – Bristol, Exeter, Bournemouth and Cardiff, all within an hour's drive.

OUTSIDE

To the front of the property is a driveway providing parking for a number of vehicles. There is also a DOUBLE GARAGE with up and over door, power, light and entrance door to the reception hall. There is pedestrian gates on both sides of the property leading to the rear garden. Please note there is also a small area of unkempt garden opposite the property.

The rear garden has an extensive brick paviour terrace, water tap, mature trees and shrubs, together with a generous lawn, mature hedging to the rear boundary, and two generous garden sheds.

DIRECTIONS

What 3 words: ///sailor.hang.tricks

SERVICES

All mains services are connected. Gas-fired 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

We understand from the owner that the main access road (Thorne Lane) has plans to be changed to a no-through road, thus reducing traffic significantly.

Council Tax Band: F

Flood Risk: Very Low.



Court Gardens, Yeovil

Approximate Area = 2119 sq ft / 196.9 sq m (includes garage)

Limited Use Area(s) = 18 sq ft / 1.7 sq m

Total = 2137 sq ft / 198.5 sq m

For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
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			
England & Wales		70	77
EU Directive 2002/91/EC			

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: 1464650



YEO/SH/29.05.2026



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