

23 High Lea

Yeovil, Somerset

23 High Lea

Yeovil
Somerset
BA21 4PE

3 1 3

- Much Extended Side And Rear
- Very Desirable Cul De Sac Location
- Short Walk To Parade Of Shops
- Extensive Parking And Garage
- Far Reaching Country Views
- Early Viewing Essential

Guide Price £300,000
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk







THE PROPERTY

A spacious, extended end-of-terrace property with gas central heating and uPVC double glazing, set in a cul-de-sac with a parade of shops nearby. The house, with large rear gardens and country views, is arranged as follows.

A uPVC entrance door leads to the hall with a staircase to the first floor. The sitting room enjoys an aspect over the front and has a woodburner whilst a large arch leads to the dining room and in turn gives access to the sun room which has 3 Velux roof lights and French doors to the rear.

The kitchen is pleasant with marble effect worktops with cream doors and stainless steel door furniture; fitted appliances include stainless steel gas hob, oven and cooker hood. There are a number of wall cupboards and base units with drawers and cupboards under.

On the first floor is a landing with a hatch to the roof space whilst steps lead down to bedroom one which is triple aspect and currently used as a relaxation room. There are 2 further good sized rooms and a fully tiled shower room. Please note bedrooms 1 and 3 have lovely country views.

OUTSIDE

To the front is a small area of garden whilst the rear gardens are very good size and a real feature. There is a large decked area which has 2 sets of steps leading to a large lawn whilst there is also a patio, raised beds,mature trees and attractive beds and borders.

At the back of the garden there is further parking ,covered by a trellis, if needed accessed via a service road, whilst there is also a large workshop with light and power.

At the side of the property is parking for 3 vehicles which leads to the garage with an up and over door, light and power, window and dor to the garden.

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 and David Lloyd Gym, opening in 2027.

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 within approximately an hour's drive.

DIRECTIONS

What 3 words: ///digits.fact.meant

SERVICES

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

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

Council Tax Band: B
Somerset Council 01935 462462

Photos taken: 23/10/2026

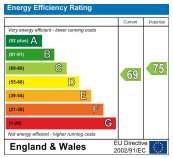


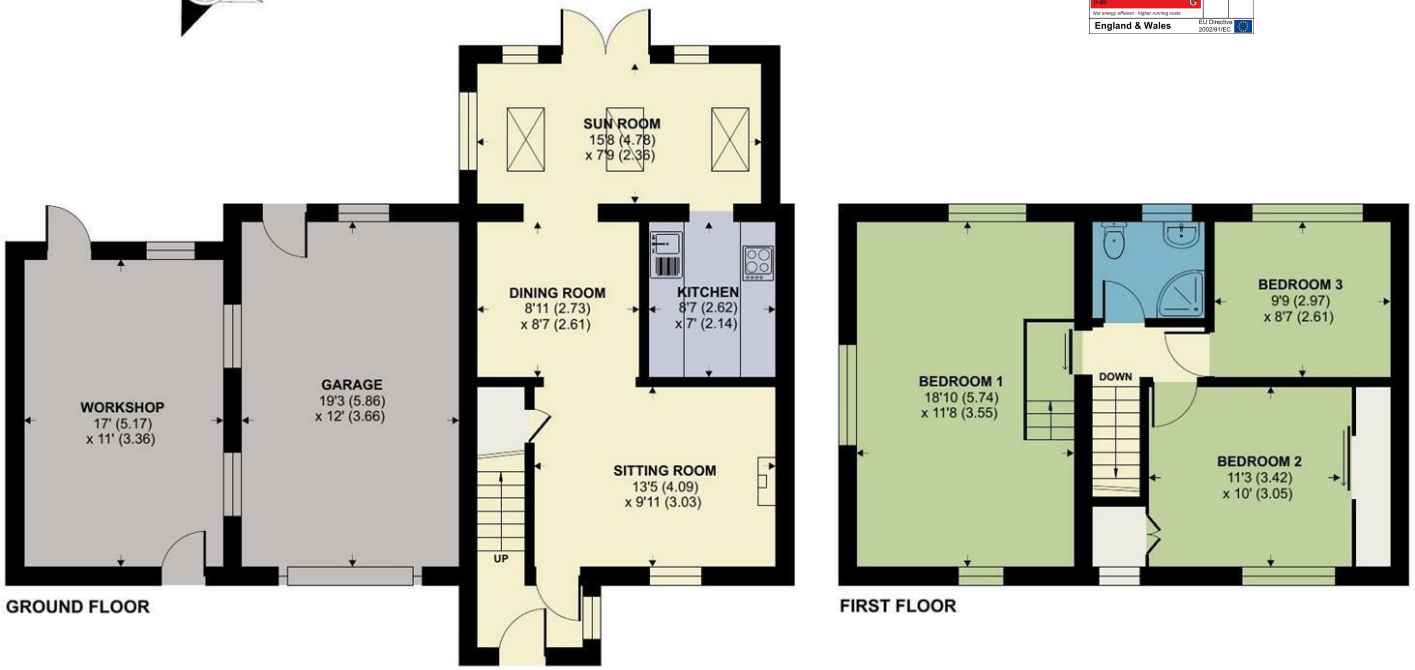




High Lea, Yeovil

Approximate Area = 1037 sq ft / 96.3 sq m
Garage = 228 sq ft / 21 sq m
Workshop = 187 sq ft / 17.3 sq m
Total = 1452 sq ft / 134.6 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: 1537774





YEO/JS/26.10.2026

RICS Regulated by RICS
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

Symonds & Sampson

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.