

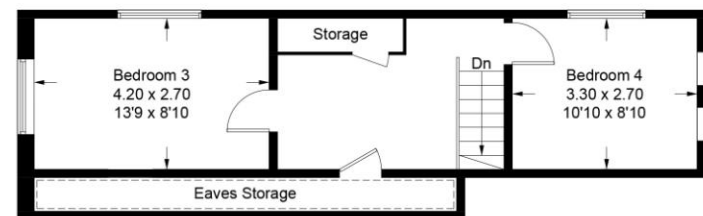


Property Location

Penn Hill is a prestigious area of Yeovil with a quiet residential road benefitting from glorious views over Yeovil Country Park to the south. The town centre with its many amenities including doctors' surgery, district hospital, shops, restaurants and cinema is a short 10-minute walk away.

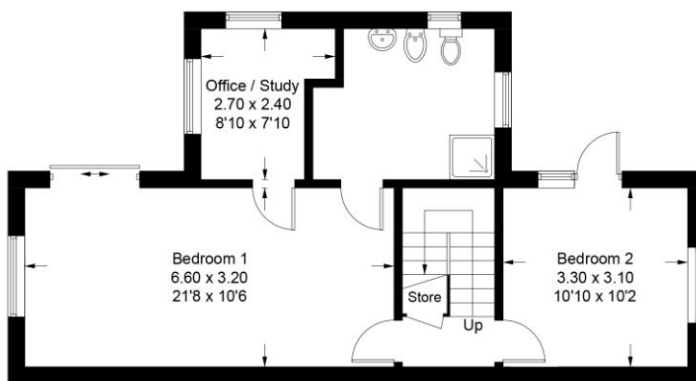
5 Penn Hill, Yeovil, BA20 1SF

Approximate Gross Internal Area = 179.3 sq m / 1930 sq ft
(Including Eaves Storage)

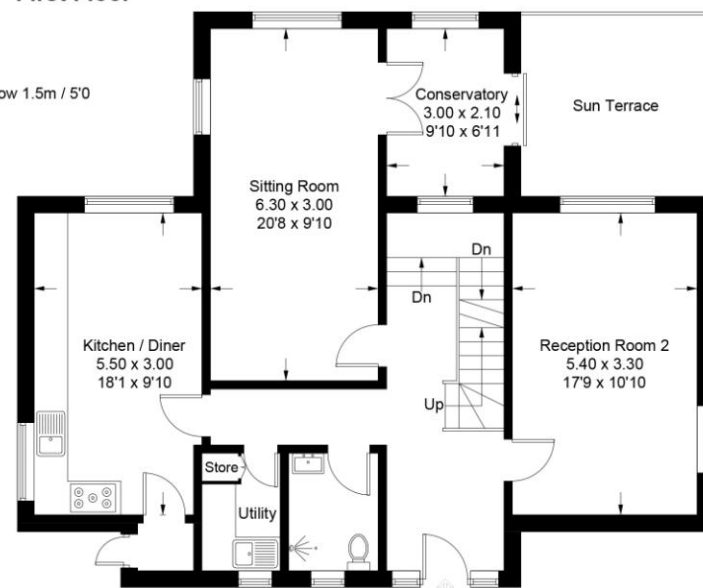


First Floor

= Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326204)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Penn Hill, Yeovil

Offers In Region Of £450,000



5 Penn Hill

Yeovil

BA20 1SF

Key features:

• Spacious Detached Four-Bedroom Property

• Sought-After Close to Town Centre Location

• Stunning Views

• Ideal Family Home

• Sun Terrace

• Double Garage and Off-Road Parking

• Conservatory

• Log Burner

• Mature Gardens

• Versatile Living

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Why you'll like it

This incredible four-bedroom, three-storey detached home is situated in the highly desirable Penn Hill near the centre of Yeovil. Offering the 'best of both' with mature gardens that have fantastic views while being within a few minutes' walk of the town centre. The property features a sitting room, kitchen/diner, reception room, four double bedrooms, ensuite, shower room, conservatory, sun terrace, utility, double garage and plenty of off-road parking. The property is in immaculate condition and beautifully presented throughout. Viewing is highly recommended to truly appreciate what this wonderful home has to offer.

ENTRANCE HALL: Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the sitting room, kitchen/diner, second reception room, utility, shower room and the staircase leading to the upper and lower floors. Neutrally decorated walls and wooden laminate flooring. One radiator.

SITTING ROOM 20' 8" x 9' 10" (6.3m x 3.0m) A spacious sitting room featuring a centrally positioned cast-iron multi-fuel burner. Two large double-glazed windows to the rear of the property boasting elevated views and allowing floods of light into the room. Neutrally decorated walls and cream-coloured carpet. Sliding doors leading to the conservatory and sun terrace. Two radiators.

KITCHEN/DINER 18' 1" x 9' 10" (5.51m x 3.0m) A modern kitchen fitted with a mixture of wooden cabinets and drawers. Ample work surfaces with an inset stainless-steel basin and drainer. Integrated double electric oven, dishwasher and a five-ring gas hob with cooker hood above. Alcove space for a fridge/freezer. Stone tiled splashguards with neutrally decorated walls and tiled flooring. Undercabinet lighting and ceiling spotlights. Two windows to the rear and side of the property. Space for dining table and chairs. Two radiators.

SECOND RECEPTION ROOM 17' 8" x 10' 9" (5.4m x 3.3m) A secondary reception room with two double glazed windows to the rear and side of the property. Neutral walls and wooden laminate flooring. Adding versatility to the property as the room could be utilised as a smaller sitting room, dining room, study/office or even an additional bedroom. One radiator.

UTILITY ROOM 6' 10" x 4' 7" (2.1m x 1.4m) A good-sized utility room with fitted cupboards, work surfaces with a stainless-steel basin and drainer. Space and plumbing for a washing machine and tumble dryer. Storage cupboard and the ideal combi-boiler. Wall-mounted heated towel rail. Tiled splashguards and wooden laminate flooring. Obscure double-glazed window to the front of the property.

SHOWER ROOM 6' 10" x 5' 2" (2.1m x 1.6m) A fully tiled modern shower room fitted with a three-piece suite comprising of a white w/c, hand basin and walk-in shower. Ceiling spotlights and obscure double-glazed window to the front of the property. Wall-mounted heated towel rail.

CONSERVATORY 9' 10" x 6' 11" (3.0m x 2.11m) The conservatory has double glazed windows and doors allowing for views across the garden and further countryside. Sliding doors lead to the sitting room and sun terrace.

SUN TERRACE: A fantastic south-facing sun terrace which boasts a tranquil setting with uninterrupted views of the garden and nearby nine-springs country park. Perfect for private alfresco dining. White railing and steps to the garden.

STAIRS AND LANDING: The carpeted switch-back staircase provides access to the two lower-floor bedrooms and understorey storage cupboard.

BEDROOM ONE 21' 8" x 10' 6" (6.6m x 3.2m) A generously proportioned primary bedroom with features an attached ensuite and dressing room. The double-glazed window and sliding doors to the rear garden create a bright and airy space. Neutral wall decoration and beige carpet. One radiator.

ENSUITE 8' 10" x 8' 6" (2.7m x 2.6m) This modern ensuite is complete with a four-piece suite comprising of a white, w/c, bidet, hand basin and walk-in shower cubicle. Tiled walls and flooring. Ceiling spotlights and two double glazed windows to the rear. One radiator.

DRESSING ROOM/OFFICE 7' 10" x 8' 10" (2.4m x 2.7m) An attached dressing room with two large double-glazed windows overlooking the rear garden. Could also make the perfect home-office or nursery. Neutrally decorated walls and grey carpet flooring. One radiator.

BEDROOM TWO 10' 10" x 10' 2" (3.3m x 3.1m) A double bedroom with a double-glazed window and door leading to the rear garden. Neutrally decorated walls and wooden effect vinyl flooring. One radiator.

LANDING: The carpeted stairs rise to the first-floor landing space which provides access to two double bedrooms. The large landing space also provides access to the two eaves storage cupboards. Velux window to the front of the property. Neutral walls and grey carpet. One radiator.

BEDROOM THREE 8' 10" x 13' 9" (2.7m x 4.2m) A light and airy double bedroom with Velux windows to the front and rear of the property as well as a double-glazed window to the side. Neutrally decorated walls and beige carpet. One radiator.

BEDROOM FOUR 10' 10" x 8' 10" (3.3m x 2.7m) A double bedroom with neutral walls and beige carpet. Velux window to the front and double-glazed windows to the side and rear of the property. One radiator.

DOUBLE GARAGE: The double garage situated to the rear of the property has two up-and-over style doors to the front. Electric supply to the garage.

OUTSIDE: To the front and side of the property is ample off-road parking for multiple cars. The driveway continues to the side of the property which leads to the double garage. To the rear of the property is a private and enclosed garden filled with mature trees, shrubs and flowerbeds. A variety of areas of lawn which create a tastefully landscaped woodland escape allowing you to almost forget the convenience of the town centre being just a short walk away.

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