

Symonds
& Sampson

42A Mudford Road

Yeovil, Somerset

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Yeovil
Somerset
Somerset BA21 4AB



- Beautifully Presented
- Parking for 2-3 vehicles
 - Stunning Kitchen
 - Good Size Garden
- Close to the Town Centre
- Immaculate Throughout



Guide Price **£437,500**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

The property has extensive coved ceilings, gas central heating, triple glazing to the front and double glazing to the rear and attractive timber doors with stainless steel door furniture throughout. The house also benefits from recently fitted carpets in the living room, stairs and all bedrooms.

ACCOMMODATION

A part-glazed entrance door leads to the porch, which in turn has a door to the sitting room. This is a very good size room overlooking the front of the property and has a borrowed light and part glazed doors to the dining room. In keeping with the rest of the house, this room is substantial, having floor tiling, a utility cupboard and patio doors to the rear.

Off here is a rear lobby with a door to the rear garden, a boiler cupboard, a staircase rising to the first floor and a cloakroom with a white suite.

The kitchen is very well appointed, enjoying an outlook over the front of the property, and has a comprehensive range of timber effect worktops with grey doors that are soft closing. Fitted appliances include a four ring hob, double oven, dishwasher, washing machine and a fridge/freezer. There is a good range of base units with drawers and

cupboards under, wall cupboards and both floor and wall tiling.

On the first floor is a landing with a hatch to the roof space and an airing cupboard, whilst there are four good-sized bedrooms with three being healthy doubles.

Finally, on the first floor is a family bathroom being well-appointed with a contemporary white suite and half-tiled walls.

OUTSIDE

To the front of the property is a brick block drive providing parking for 3 vehicles and raised beds. To the rear, the garden is a good size, being laid predominantly to lawn with two patios, a number of mature trees, a substantial shed, raised beds and enclosed by lap panel fencing.

SITUATION

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 away.

DIRECTIONS

What 3 words: ///later.rods.those

SERVICES

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

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.

<https://www.ofcom.org.uk>

MATERIAL INFORMATION

Council Tax Band: D

Flood Risk: Very Low

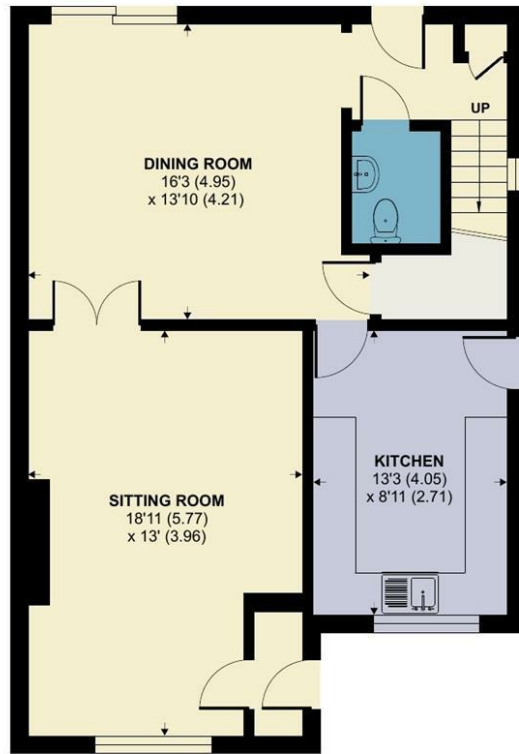




Mudford Road, Yeovil

Approximate Area = 1386 sq ft / 128.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1334186



| Energy Efficiency Rating | | Current | Potential |
|---|---|--------------------------|-----------|
| 100-90% | A | | |
| 81-90% | B | | |
| 69-80% | C | | |
| 55-68% | D | | |
| 39-54% | E | | |
| 21-38% | F | | |
| 1-20% | G | | |
| Not energy efficient - Higher heating costs | | | |
| England & Wales | | 73 | 79 |
| | | EPC Reference: 2025/1186 | |



YEO/JS/11.08.2025



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