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01935 423526

FOR SALE

19 High Lea

Yeovil, Somerset

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Yeovil
Somerset
BA21 4PE



- Extended mid terrace house
 - Front & rear gardens
 - Vehicle access to the rear
 - Gas central Heating
 - Pvc double glazed
 - No onward chain
- Sitting room, dining area and family room

Guide Price **£175,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

A good-sized mid terraced house located in this very popular residential area with accommodation comprising entrance hall, sitting room with pleasant view, open aspect dining room, fitted kitchen and further open aspect family area/room, first floor landing, two bedrooms and bathroom.

OUTSIDE

To the front of the property is a garden area laid to gravel and a pathway, along with a retaining brick wall. Neighbouring properties have obtained the necessary planning permission and dropped the kerb to provide further parking.

The rear garden has a good-sized paved patio, a water tap, and further garden areas, which had previously had a single garage built and now provides further parking. Please note access only suits a small vehicle. Double gates and a pedestrian gate lead out onto a vehicle access drive to the front road.

SITUATION

This property sits in a quiet residential area with a very pleasant outlook to the front, along with a south-facing rear garden. There is a local convenience store literally at the end of the road, together with other amenities. Further to this, there is a pathway leading to another larger convenience store and a bus stop at the end of High Lea.

To the centre of the town is Yeovil Country Park, boasting 127 acres of beautiful countryside with its network of footpaths and

waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

Ham Hill, to the west of Yeovil, is centred on a huge Iron Age hill fort and is popular for picnicking, walking and mountain biking in the grassy hollows of the old quarry workings. While the nearby historic town of Glastonbury is home to many myths, legends and of course the world-famous music festival, Glastonbury Tor can be seen in the distance from Stone Farm Barns.

Located on the edge of the popular South Somerset Market Town of Yeovil and close to the border of North Dorset, the area provides a comprehensive range of excellent shopping, business and cultural facilities along with a desirable collection of restaurants, public houses and cafés. Yeovil is a very sporty town with a number of golf courses in the area, rugby union played at club level, and Yeovil Town Football Club, otherwise known as the Glovers.

There are extensive opportunities for equestrian sport, and active sailing/fishing clubs are based at Sutton Bingham Reservoir and in the Chew Valley.

Being close to the borders of Dorset and the gateway to the Jurassic coast, you will find yourself within easy access to some of the most beautiful rural and coastal areas in the UK.

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.

DIRECTIONS

What 3 words: ///mini.soda.bike

SERVICES

All main services are connected. Gas central heating (boiler 4/5 years old) and double-glazed.

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

The gas fire in the sitting room has been disconnected.

Council Tax Band: B

Flood Risk: Low



High Lea, Yeovil

Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A+		
Very energy efficient	A		
Energy efficient	B		
Decent	C		
Needs work	D		
Needs work	E		
Needs work	F		
Needs work	G		
Very energy inefficient - highest running costs	H		

Energy Efficiency Rating: 87 / 74

England & Wales EU Directive 2002/91/EC

GROUND FLOOR

FIRST FLOOR



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: 1420492



YEO/SH/26.02.2026



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