



Symonds
& Sampson

9 Clarence Court

Clarence Street, Yeovil, Somerset

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Clarence Street
Yeovil
Somerset
BA20 1AR



- Super Ground Floor Apartment
 - Patio Garden
- Additional Communal Garden
 - Heart of Yeovil
- Short walk to Yeovil District Hospital
 - Parking



Guide Price **£199,950**

Leasehold - Share of Freehold

Yeovil Sales
01935 423526
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THE DWELLING

A very well presented ground floor apartment benefiting from gas central heating, coved ceilings, attractive timber doors and UPVC double glazing.

The property, which offers an ideal first-time buy or investment opportunity, lies in the very heart of Yeovil, within walking distance of Yeovil District Hospital and all the facilities the town centre provides.

ACCOMMODATION

A communal intercom system leads to the communal hallway.

The Flat

A timber entrance door leads to the reception hall, having a utility cupboard, a further storage cupboard and an intercom entry telephone.

The sitting room is a very good size, having upvc double-glazed French doors to the patio garden, which also overlooks the further attractive and well-presented communal grounds.

There is a wide archway to the kitchen, which overlooks the rear of the property with a range of units and marble effect worktops and timber effect doors with stainless steel door furniture.

Fitted appliances include a four-ring hob with oven and stainless/glass cooker hood, whilst there is also a dishwasher, a good range of base units with drawers and cupboards under and

wall cupboards.

There are two double bedrooms, both overlooking the front of the property and having double wardrobes, with the largest having an ensuite bathroom with a white suite.

Lastly, there is a shower room again fitted with a white suite.

OUTSIDE

The property benefits from attractive, well-maintained communal grounds comprising of lawned areas, mature trees, flower beds, etc., whilst also having one allocated parking space.

SITUATION

The development is situated within the town centre of Yeovil, opposite the main Tesco and a short stroll to Marks and Spencer's and the Quedam shopping centre. The leisure complex lies towards the lower end of the town, where you will find the newly opened Beefeater restaurant and Premier Inn, along with various other restaurants, a multi-screen cinema, ten pin bowling alley and a gym with a health centre. The beautiful Ninesprings Country Park is close by, which is a 127-acre park in the middle of the town, incorporating an abundance of small rivers, lakes, waterfalls, grassland, country trails and walks. There is also a large woodland and a children's play area.

The town of Yeovil offers two mainline rail stations at Yeovil Junction and Pen Mill, both within a mile of the property. There are excellent shopping, business and cultural facilities; numerous

supermarkets, as well as schools from primary and secondary schools and a college within easy reach. Regular buses run within the town and the neighbouring towns and villages. The town is also extremely well placed, jointly on the A30 and A37, the A303 trunk road is only about 5 miles away, with the M5 (Junction 23), about 20 miles away, and the South Coast 25 miles distant.

DIRECTIONS

What 3 Words: ///speaks.times.lucky

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: C

Flood Risk: Very Low

Remaining Years on Lease: 978

Service Charge £130 PCM



Clarence Street, Yeovil

Approximate Area = 825 sq ft / 76.6 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
76	77

England & Wales
EPC Standard
2023/18/0

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: 1428823



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