



Saxon House, 152, Mudford Road



# Saxon House, 152, Mudford Road

Yeovil, Somerset BA21 4AL

A well appointed three bedroom detached house, with useful attic room, two reception rooms, utility and superb kitchen/dining/living room extension, with extensive parking, garage and gardens. EPC Band D

- Freehold
- Council Tax Band D
- Popular Edge of Town Location
- 2 Reception Rooms
- Superb Kitchen/Dining/Living Room
- Utility & Cloakroom Room
- 3 Bedrooms, En Suite Shower Room & Bathroom
- Attic Room
- Driveway & Garage
- Private Gardens

Offers In Excess Of £400,000

## SITUATION

Saxon House is situated in an enviable position, on the outskirts of the town, close to countryside, yet within 1.2 miles of the town centre, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a main line rail link to Exeter and London Waterloo.

## DESCRIPTION

Saxon House comprises a three bedroom, three storey detached house constructed principally of brick exterior elevations and contained beneath a tiled roof, with a superb kitchen extension to rear, with glass lantern roof. The property is offered in excellent decorative order throughout, gas fired central heating and UPVC double glazed windows and doors. Approximately 5 years ago a kitchen extension was added to the rear with a glass lantern roof, extensively fitted with breakfast bar and lounge area, making this a most sociable space. There are two additional reception rooms, utility and cloakroom on the ground floor and on the first floor three bedrooms, en suite shower room and a bathroom. On the second floor is a most useful attic room, suitable for a variety of uses. Outside the property benefits from a large block paved driveway, providing parking for six cars and access to a single garage, together with enclosed garden to rear.



## ACCOMMODATION

A pair of glazed French doors open into the entrance porch, with glazed door and matching side panels leading into the hallway, with a delightful oak floor, halogen lighting and stairs to first floor with useful storage cupboard under. Cloakroom with low level WC, wash hand basin and fully tiled walls. Sitting room with bay window to front. Attractive oak flooring, two wall light points and a feature fireplace, with matching hearth and surround, together with an inset electric fire. Dining room with a sealed fireplace with recessed areas either side and wood laminate flooring. Door to utility and opening through to the kitchen/dining/living room which is comprehensively fitted and comprises a 1.25 bowl single drainer sink unit with mixer taps over. Adjoining worktops with a range of floor and wall mounted cupboards and drawers. Five burner gas hob with stainless steel hood over and electric double oven and grill. Integrated fridge and freezer. Glass lantern room and bi-fold doors to garden, allowing light to flow into the kitchen. Vertical radiator, island unit incorporating a breakfast bar, with cupboards and drawers beneath. Utility Room (former kitchen), again well fitted and comprising 1.25 bowl single drainer sink unit with mixer taps over. Adjoining worktops with a range of floor and wall mounted cupboards and drawers. Space and plumbing for washing machine and tumble dryer and wall mounted and concealed Worcester gas boiler. Tiled flooring and obscure glazed door to side.

Landing with numerous halogen ceiling lights and door with staircase rising to the attic room. Bedroom 3 with fitted wardrobes, along with overhead storage and window to side. Bedroom 1 with fitted wardrobes and window to rear. Airing cupboard housing the pressurised hot water cylinder and slatted shelving. En suite shower room with shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls. Bedroom 2 with bay window to front. Bathroom comprising P-shaped bath with electric shower over. Vanity unit and low level WC. Heated towel rail and fully tiled walls.

From the landing a door opens into a small area with shelving and spiral staircase rising to an attic room, with sloping ceilings, dormer window, two velux roof lights and various store cupboards and shelving.

## OUTSIDE

The property is protected by a low brick wall with wrought iron railings, and brick pillars with block paved driveway, providing ample parking and turning for up to approximately six cars. Garage with metal up and over door, connected with power and light with window to rear and personal door to side. To the front of the property is a low maintenance gravelled area with various conifers and grasses. To the side of the property a gateway leads to the rear of the property with a paved area, with cold water tap and rear patio with external lighting. The garden is fenced, laid mainly to lawn and stocked with various shrubs, bushes and trees, along with a two seat wooden arbour and useful metal garden shed.

## VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags Yeovil Office, telephone 01935 475000.

## SERVICES

All mains services are connected. Gas fired central heating.  
Broadband : Standard, Superfast, Ultrafast & gigabit (Ofcom)  
Mobile Coverage : EE, O2, Three and Vodafone (Ofcom)  
Flood Risk Status : Very low risk (environment agency)

## DIRECTIONS

WHAT3WORDS/// author.mimic.colleague

From the hospital roundabout head north to College roundabout, taking the third exit onto Mudford Road. Continue for approximately 0.9 miles and just before the sharp right hand bend at the top of the hill, Saxon House will be seen on the right hand side, clearly identified by our For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1371 sq ft / 127.3 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 1523 sq ft / 141.4 sq m  
For identification only - Not to scale

**Ground Floor**

- Sitting Room: 3.99 x 3.68m (13'1" x 12'1")
- Dining Room: 3.68 x 3.33m (12'1" x 10'11")
- Utility: 2.99 x 2.45m (9'10" x 8')
- Kitchen: 4.45 x 4.14m (14'7" x 13'7")

**First Floor**

- Bedroom 1: 3.35 x 3.05m (11' x 10')
- Bedroom 2: 3.56 x 2.88m (11'8" x 9'5")
- Bedroom 3: 3.05 x 2.47m (10' x 8'1")

**Second Floor**

- Attic Room: 4.21 x 3.15m (13'10" x 10'4")

**Garage**

- Garage: 5.36 x 2.63m (17'7" x 8'8")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1408523