

Symonds & Sampson

15 Orchardleigh

East Chinnock, Yeovil, Somerset

15 Orchardleigh

East Chinnock
Yeovil
Somerset
BA22 9EN

3 1 1

- Spacious Throughout
- Large Rear Garden
- Cul De Sac Location
- Planning For Rear Extension
- Rare Opportunity
- Early Viewing Advised!

Guide Price £275,000
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk







THE PROPERTY

The house benefits from UPVC double glazing, night storage heating, cavity wall insulation, extensive timber laminate flooring and early viewing is advised.

A pillared storm porch has a UPVC double-glazed entrance door with a side screen, which leads to the reception hall with a staircase to the first floor. The lounge/dining room is dual aspect and has a lovely stone open fireplace with timber mantle and hearth.

The kitchen has a pleasant outlook over the rear and benefits from a comprehensive range of units with marble effect worktops with cream doors and stainless steel door furniture. Fitted appliances include a 4-ring induction hob unit, stainless steel oven and hood, and fridge freezer. There is also a larder, wall cupboards, base units and a door to the rear.

On the first floor is a hatch and ladder to the part-boarded roof space with light and power connected, whilst there are 3 bedrooms, all having fitted wardrobes and a bathroom being fully tiled with a white suite.

OUTSIDE

The front of the property has a good-sized lawn with deep borders, while the rear gardens are a real feature. They are a good size, being laid to large lawns, also having a patio, deep borders, trellis, flower beds, and enclosed by lap panel fencing with a gate to the side.

At the side of the house is a driveway providing parking for 3/4 vehicles, which leads to a garage with an up-and-over door, window and light and power connected.

SITUATION

This semi-detached home nestles in a quiet, short no-through lane in East Chinnock with a range of country walks in the vicinity.

East Chinnock itself is a small friendly village providing a mix of old and new properties with interesting hamstone buildings, thatched cottages, a Church, a Village hall and a Cider farm. Village clubs include a gardening/countryside club, craft club, New Age curling club and WI.

Crewkerne and Yeovil (both towns having main line rail stations) are close at hand, together with the Jurassic Coast approximately 30 minutes' drive away.

DIRECTIONS

What3words//revived.recur.craftsmen

SERVICES

Mains water, electricity and drainage. Night storage electric 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
Somerset Council: 01935 426426

Photos Taken: 03.09.2026

Our client informs us that they have full planning permission for an extension to the rear







Orchardleigh, East Chinnock, Yeovil

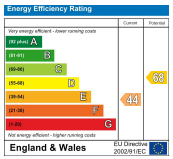
Approximate Area = 894 sq ft / 83 sq m
Garage = 133 sq ft / 12.3 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 1075 sq ft / 99.7 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1515082







YEO/JS/04.09.2026

RICS Regulated by RICS
naea | propertymark PROTECTED
www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG

Symonds & Sampson

Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.
All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.