

Symonds  
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Symonds  
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01935 423526  
FOR SALE

14 Camborne Place

Yeovil, Somerset



# 14 Camborne Place

Yeovil  
Somerset BA21 5DQ

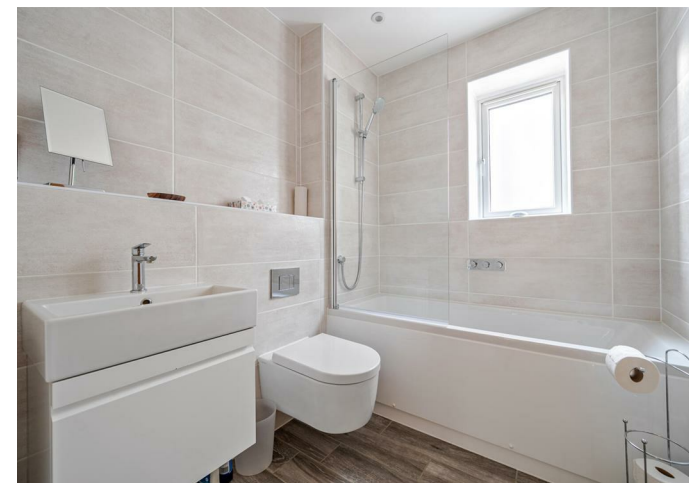


- Immaculate Decorative Condition
- Walking Distance To The Mail Line Station
- Under Floor Heating To Ground Floor
  - Radiators To First Floor
  - Parking To The Rear
    - Enclosed Garden
    - No 'Onward Chain

Guide Price **£255,000**

Freehold

Yeovil Sales  
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## THE DWELLING

This beautiful home is constructed in attractive Flemish bond brickwork with stone mullions and light brick banding in keeping with the more traditional homes within the road. Found in this very convenient area of town walkable to the train station and town centre, this delightful semi-detached house, built in 2017/2018, offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The contemporary open plan/two reception room design provides functionality, ample opportunity for relaxation and entertaining, ensuring that there is plenty of room for both quiet evenings and lively gatherings.

## ACCOMMODATION

The accommodation comprises entrance lobby, sitting room, open plan fitted kitchen with breakfast bar, further dining room/area, downstairs cloakroom/WC, first floor landing, three good sized bedrooms, en suite shower room and family bathroom.

## OUTSIDE

Front:

The front area is enclosed by a matching brick built dwarf wall with paved area.

Rear:

The good sized rear garden to the rear is enclosed with timber fencing to the boundaries. The two off street parking spaces, also laid to brick paviour, are accessed via a shared brick paviour drive and will be found to the rear of the garden.

## SITUATION

Yeovil offers a wide range of excellent shopping, business and cultural facilities. There are three supermarkets, schools from primary through to secondary and the 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 23 is approximately 20 miles away, and the South Coast is approximately 25 miles.

## DIRECTIONS

What3words:

///actors.smart.secret

## SERVICES

Mains water, electricity, drainage and water. Underfloor heating to the ground floor, radiators to the first floor. Double glazed windows.

## MATERIAL INFORMATION

Council Tax Band: C

Flood Risk: Very Low



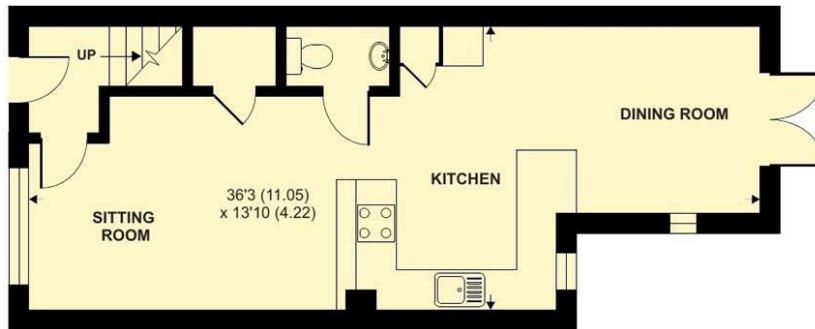
Energy Efficiency Rating	
Very energy efficient - lowest running costs	
A++ (91-100)	
A+ (81-90)	
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Very energy inefficient - highest running costs	
Current	95
Potential	84
England & Wales	
EU Directive 2002/91/EC	

## Camborne Place, Yeovil, BA21 5DQ

APPROX. GROSS INTERNAL FLOOR AREA 938 SQ FT 87.1 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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YEO/SH/16.12.2025



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