

12 The Twines

Yeovil, Somerset

12 The Twines

Yeovil
Somerset
BA20 2GF

4 2 1

- Spacious Town House
- Stunning Fitted Kitchen/Dining/Breakfast Room
- Private Lawned Garden
- Viewing Advised
- Parking and Garage
- Rare Opportunity

Guide Price £335,000
Freehold

Yeovil Sales
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THE DWELLING

A very well presented and surprisingly spacious semi-detached property with gas central heating, uPVC double glazing and arranged over three floors in excellent decorative order. The property was built only a few years ago and presents a rare opportunity to acquire a superb home on this modern development.

ACCOMMODATION

A storm porch with a part-glazed entrance door leads to the reception hall with a staircase rising to the first floor, attractive timber-effect flooring, a storage cupboard and a door to the garage. Off here is the cloakroom with a white suite.

The kitchen/dining/breakfast room is a very good size and fitted with a comprehensive range of marble-effect worktops with grey doors, and stainless steel door furniture. Fitted appliances include a four-ring hob, stainless hood, double oven, fridge freezer, dishwasher, and automatic washing machine. There is a good range of base units with drawers and cupboards underneath, a number of wall cupboards and an attractive island unit with a breakfast bar whilst French doors lead to the good-sized rear garden.

On the first floor is a landing with a staircase rising to the second floor and an airing cupboard, whilst there is a very large sitting room having two windows to the rear and two attractive timber panel walls. Also on the first floor are two double bedrooms, one having attractive built-in wardrobes and worktop, timber effect flooring, whilst there is also a family bathroom with a white suite.

On the second floor are two good size bedrooms, one having fitted wardrobes and worktops and timber effect flooring and both of these bedrooms share a Jack & Jill bathroom.

OUTSIDE

To the front of the house is parking for 2/3 vehicles, which leads to an integral garage with up and over door and power and light connected, whilst to the rear, the gardens are pleasant, being laid to lawn with a patio, side gate and enclosed by lap panel fencing and brick walling

SITUATION

The property lies approximately 1.25 miles from the town, yet nestles in a quiet location, with the house enjoying one of the best sites in this small development. Local convenience shopping lies about 1/4 mile distant. Yeovil is the main town in the area with a wide range of excellent shopping, business and cultural facilities. There are four supermarkets as well as schools from primary through to secondary and a college. A mainline rail station is at Yeovil Junction, with road links placed jointly on the A30 and A37. The A303 trunk road is approximately 5 miles away. The M5 Junction 25 is approximately 20 miles, and the South Coast is within 25 miles.

DIRECTIONS

What 3 words: ///thinks.expert.almost

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: D

Flood Risk: Very Low

£280 per year site management fee.





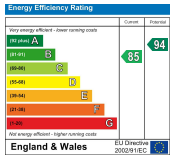


The Twines, Yeovil

Approximate Area = 1436 sq ft / 133.4 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1599 sq ft / 148.5 sq m
For identification only - Not to scale



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: 1511945







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